

EXCLUSIVE LISTING!

160 +/- Acres –Juanita Springs Ranch- Listed for \$3,800,000
Bunkerville, NV 89007

EXPLORE THE BEAUTY AND
WONDER OF JUANITA SPRINGS
RANCH!



Mark Anthony Rua
Brokers

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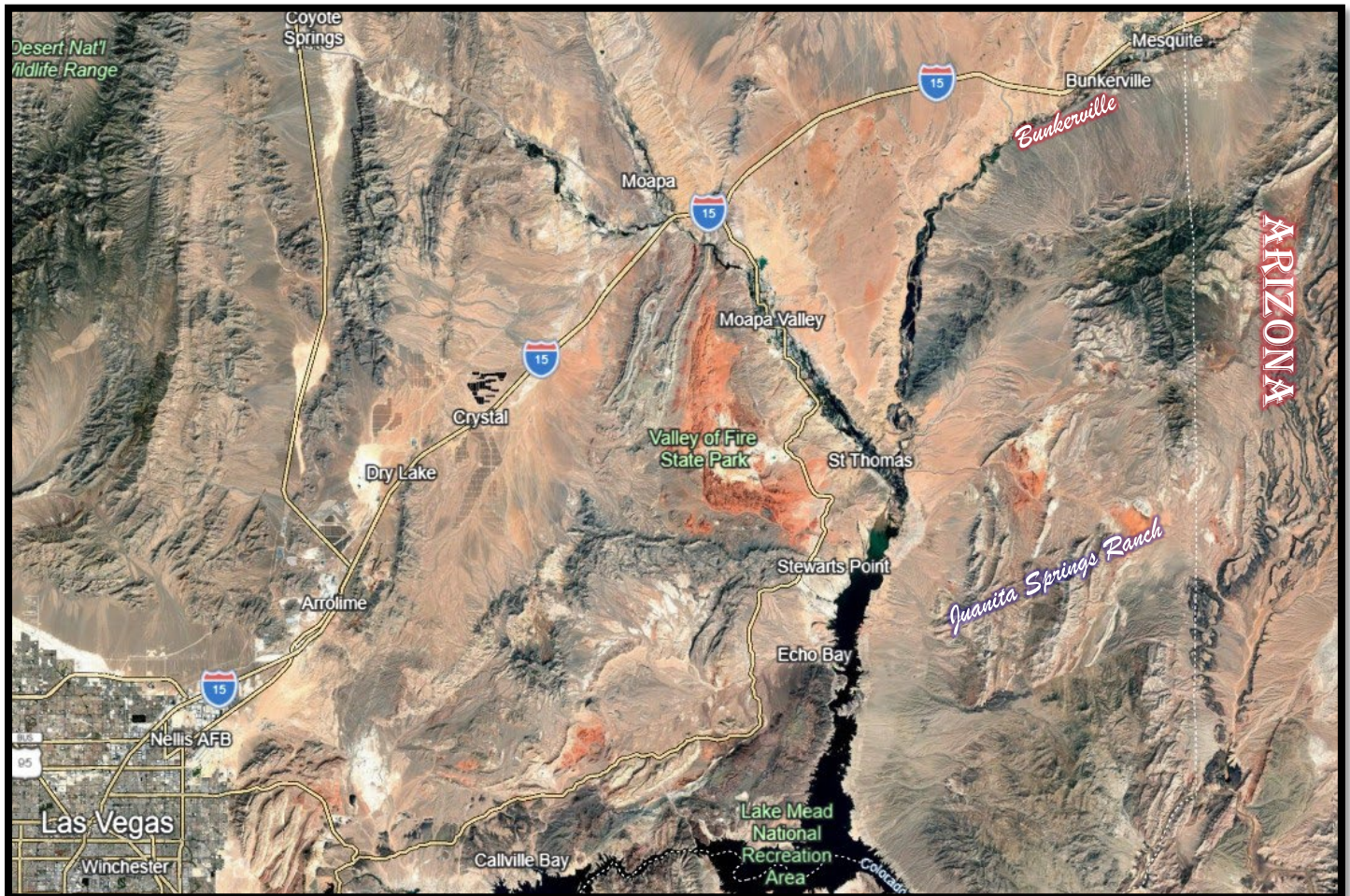
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Office: 702-992-7534
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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Map of Clark County from Las Vegas to Bunkerville 160 +/- Acres –Juanita Springs Ranch



- APN 039-11-000-002 & 039-14-000-001
- Unincorporated Clark County jurisdiction-Bunkerville
- Land Use: Open Lands
- Zoning: RS80-80,000 SF min. Lots
- Property Taxes: \$1,412.15 each parcel
- Take exit 112 south from I-15, past the bridge over Virgin River, turn right to the ranch



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Property Highlights

This 160 Acre Ranch is located about 85 miles Northeast of Las Vegas and about 20 miles south of Mesquite, NV. This is what we call a pocket ranch due to the Federal land surrounding the land. With the closest neighbor being seven to eight miles away, there is plenty of privacy and perfect for a tranquil experience away from the city.

A paved road gives access to the property and two miles past the ranch is the entrance to the Gold Butte National Monument, one of the nation's newest treasures.

One of the most striking features are the massive Fan Palms (*Washingtonia Filifera*). They provide shade, cover, and nesting sites for a variety of wildlife, in addition to producing copious amounts of fruit in the fall.

Numerous types of birds migrate through and live on the property. From hummingbirds, orioles and western tanagers that raise their young on the ranch, there are also different species of owls, hawks, sparrows, woodpeckers, finch, and towhees. Additionally, there are hundreds of Quail scurrying around the ranch.

Vegetation: Over 600 drought tolerant trees, bush, and scrubs are watered. A similar number of palms, cottonwoods, and native mesquites require no watering due to the proximity of the springs.



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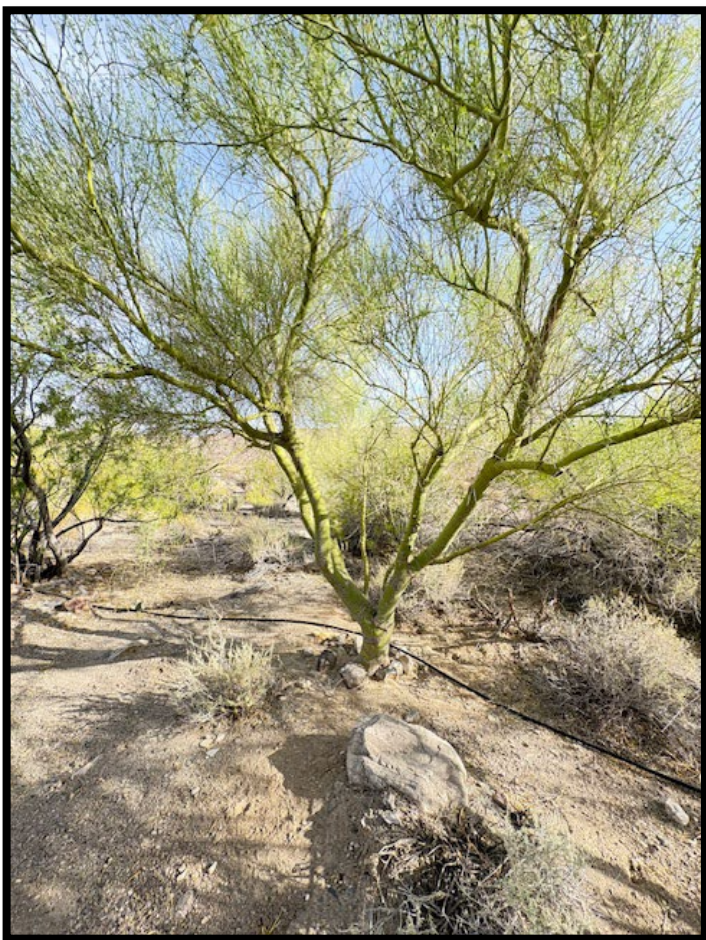
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Opportunities await! This unique and special property would be perfect for a personal Family Estate. There is no public power or facilities but the sun and breeze allow for green energy. Among other things this could be ideal for a horse ranch, a youth camp, a retreat, or even a nature preserve or wildlife sanctuary.



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Ranch Location-base of Virgin Mountains on the road to Gold Butte



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