

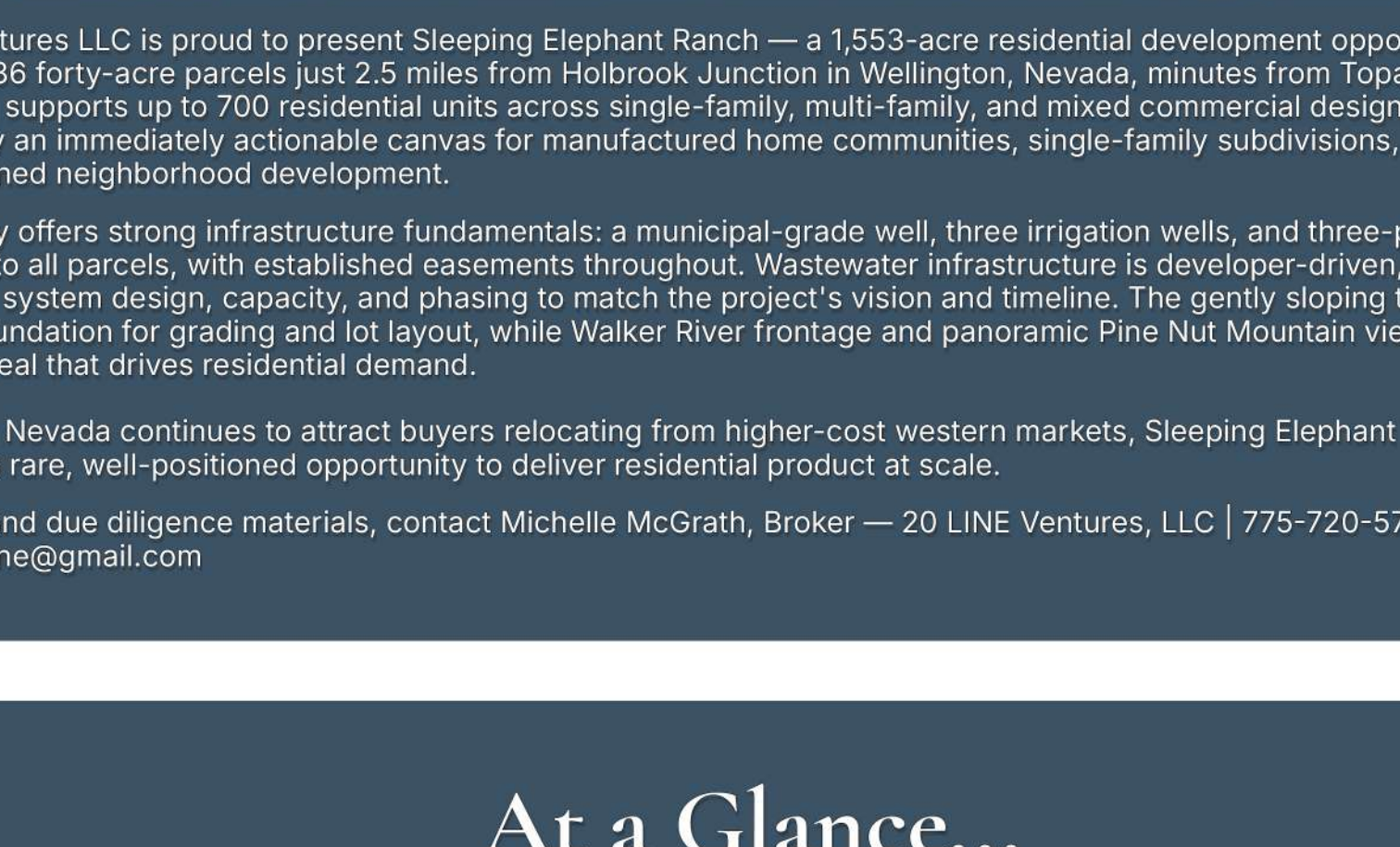
# Residential Development Opportunity

Where natural beauty and growth potential meet

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20 LINE Ventures, LLC

## Property Overview



20 LINE Ventures LLC is proud to present Sleeping Elephant Ranch — a 1,553-acre residential development opportunity comprising 36 forty-acre parcels just 2.5 miles from Holbrook Junction in Wellington, Nevada, minutes from Topaz Lake. Hard zoning supports up to 700 residential units across single-family, multi-family, and mixed commercial designations, making this property an immediately actionable canvas for manufactured home communities, single-family subdivisions, or master-planned neighborhood development.

The property offers strong infrastructure fundamentals: a municipal-grade well, three irrigation wells, and three-phase power on or adjacent to all parcels, with established easements throughout. Wastewater infrastructure is developer-driven, offering full control over system design, capacity, and phasing to match the project's vision and timeline. The gently sloping terrain offers a workable foundation for grading and lot layout, while Walker River frontage and panoramic Pine Nut Mountain views provide the lifestyle appeal that drives residential demand.

As Northern Nevada continues to attract buyers relocating from higher-cost western markets, Sleeping Elephant Ranch represents a rare, well-positioned opportunity to deliver residential product at scale.

For pricing and due diligence materials, contact Michelle McGrath, Broker — 20 LINE Ventures, LLC | 775-720-5768 | Michelle20line@gmail.com

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## At a Glance...



Looking North



Looking West

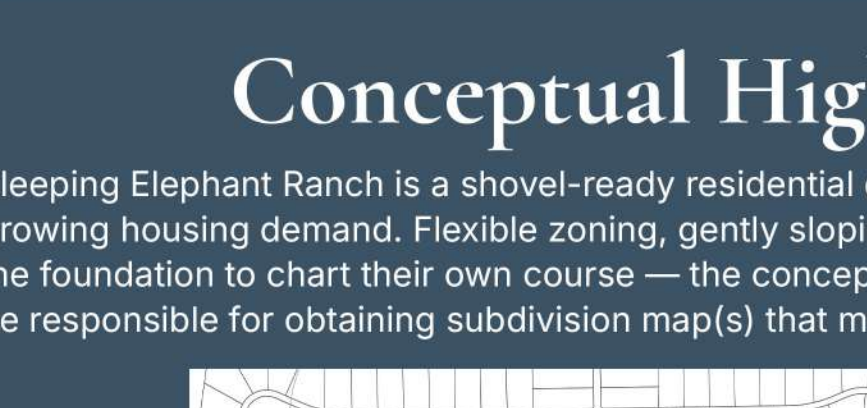


Looking East

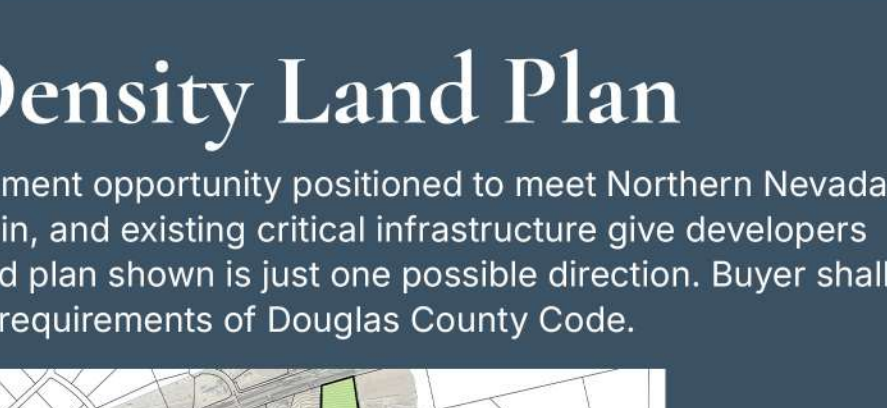


Looking South

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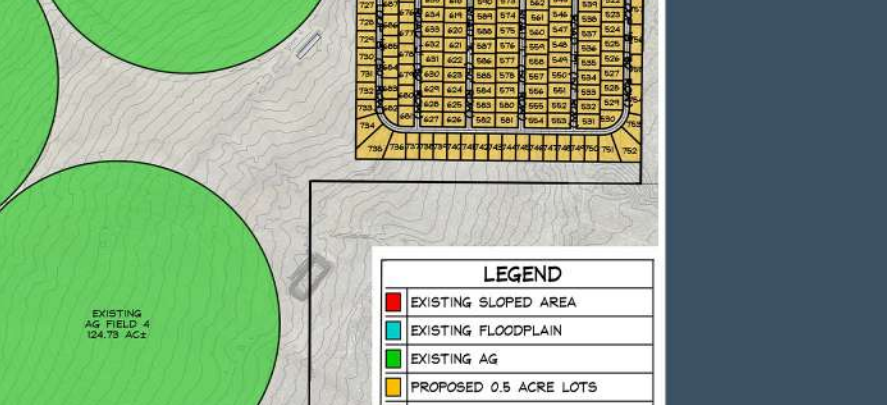
Looking Northeast



Looking Southwest



Looking Southeast

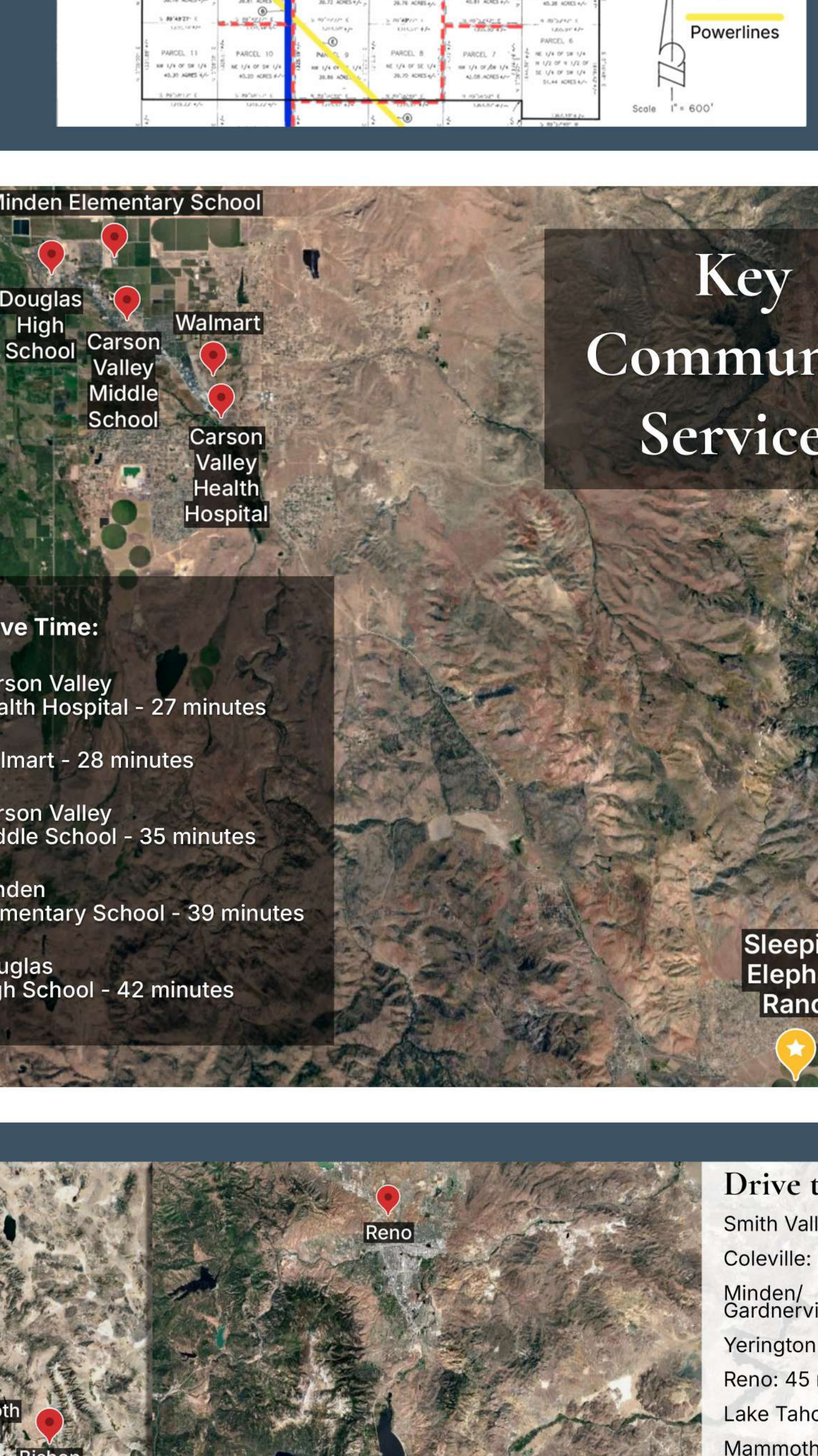


Looking Northwest

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## Conceptual High Density Land Plan

Sleeping Elephant Ranch is a shovel-ready residential development opportunity positioned to meet Northern Nevada's growing housing demand. Flexible zoning, gently sloping terrain, and existing critical infrastructure give developers the foundation to chart their own course — the conceptual land plan shown is just one possible direction. Buyer shall be responsible for obtaining subdivision map(s) that meet the requirements of Douglas County Code.



\* Image is not an approved tentative subdivision map

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## Infrastructure

Sleeping Elephant Ranch is a rare land opportunity where the majority of the infrastructure work is already done. All 36 forty-acre parcels come with three-phase power on-site or within 100 feet, established road and public utility easements, and access to four wells — most notably, a municipal-grade well supported by a 12-inch water main. Water will serve has been secured by Topaz Ranch Estates General Improvement District, providing buyers with a clear and independent path to domestic water service. Panoramic mountain views, equestrian-friendly acreage, and room for additional amenities create the kind of setting that turns a real estate investment into a lasting legacy.



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### Key Community Services

**Drive Time:**

- Carson Valley Health Hospital - 27 minutes
- Walmart - 28 minutes
- Carson Valley Middle School - 35 minutes
- Minden Elementary School - 39 minutes
- Douglas High School - 42 minutes

**Sleeping Elephant Ranch**

**Drive time:**

- Smith Valley: 20 minutes
- Coleville: 20 min
- Minden/Gardnerville: 30 minutes
- Yerington: 30 minutes
- Reno: 45 minutes
- Lake Tahoe: 50 minutes
- Mammoth Lakes: 1.75 hours
- Bishop: 2.5 hours
- Los Angeles: 6.25 hours

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## Housing Market Information

The Douglas County housing market reflects the sustained demand driving Northern Nevada's residential landscape. As of February 2026, the median sales price sits at \$599,500 with 36 closed sales and a median of just 27 days to contract — down 57.9% — signaling strong buyer urgency and limited inventory. At \$354 per square foot, values remain competitive for the region.



Northern Nevada continues to face a shortage of homes relative to demand, keeping prices stable as the gateway to the High Sierra, where peaks, lakes, streams, and hot springs define the landscape. The nearby Walker River is one of Northern Nevada's hidden gems — offering exceptional trout fishing, including rainbow, brook, and cutthroat varieties, for anglers of all skill levels.

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### Northern Nevada By the Numbers

**Population breakdown**  
3,198  
2026 Wellington Population

**53K**  
2024 CA residents moved to N. NV

**# 8**  
Most Individual Income Tax Friendly State

**No Personal Income Tax**

**No Estate or Gift Tax**

**No Inheritance Tax**

**No Corporate Income Tax**

**24%**  
N. NV Employment Growth in the Past 5 Years

**27%**  
NV Tech Employment Growth Since 2020

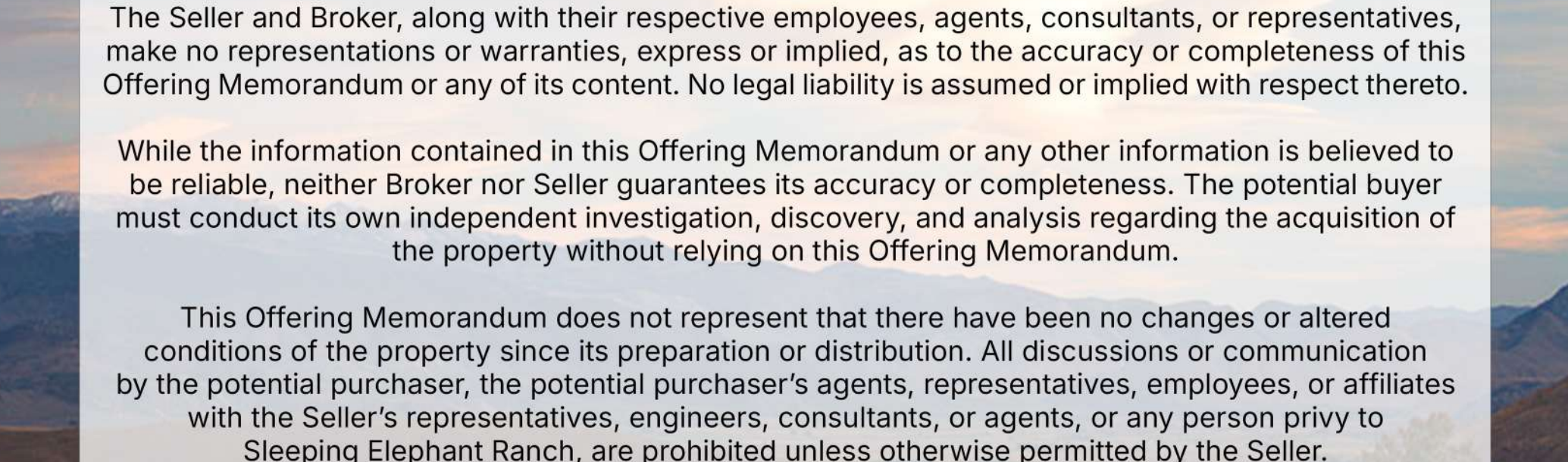
**20.4%**  
Projected Tech Job Growth Rate Through 2026

The state of Nevada has consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.

<b>Best Business Creation Rate</b> <ol style="list-style-type: none"> <li>Nevada</li> <li>Idaho</li> <li>Rhode Island</li> <li>Georgia</li> <li>Vermont</li> </ol>	<b>Best States for Net Migration</b> <ol style="list-style-type: none"> <li>Florida</li> <li>Nevada</li> <li>Colorado</li> <li>Oregon</li> <li>South Carolina</li> </ol>	<b>Top States for Business</b> <ol style="list-style-type: none"> <li>Texas</li> <li>North Carolina</li> <li>Wisconsin</li> <li>Kentucky</li> <li>Nevada</li> </ol>
<b>Best Business Climate</b> <ol style="list-style-type: none"> <li>Texas</li> <li>South Carolina</li> <li>Alaska</li> <li>Utah</li> <li>Tennessee</li> <li>Colorado</li> <li>Washington</li> <li>Nevada</li> <li>Georgia</li> <li>Florida</li> <li>North Carolina</li> </ol>	<b>Best Business Tax Climate</b> <ol style="list-style-type: none"> <li>Wyoming</li> <li>South Dakota</li> <li>Alaska</li> <li>Florida</li> <li>Montana</li> <li>New Hampshire</li> <li>Nevada</li> <li>Utah</li> <li>Indiana</li> <li>North Carolina</li> </ol>	<b>Top States for Best Economy</b> <ol style="list-style-type: none"> <li>Florida</li> <li>Texas</li> <li>Utah</li> <li>Idaho</li> <li>Minnesota</li> <li>Nevada</li> <li>Arkansas</li> <li>Kansas</li> <li>Oklahoma</li> <li>Alaska</li> </ol>
<b>Top Infrastructure for States</b> <ol style="list-style-type: none"> <li>Nebraska</li> <li>South Dakota</li> <li>Utah</li> <li>Nevada</li> <li>Oregon</li> <li>Nevada</li> <li>Washington</li> <li>Kansas</li> <li>North Dakota</li> <li>Minnesota</li> </ol>	<b>Top Solar Energy Production</b> <ol style="list-style-type: none"> <li>California</li> <li>Texas</li> <li>Colorado</li> <li>North Carolina</li> <li>Arizona</li> <li>Nevada</li> <li>Georgia</li> <li>New York</li> <li>Virginia</li> <li>Massachusetts</li> </ol>	<b>Fastest Growing Low Tax States</b> <ol style="list-style-type: none"> <li>South Carolina</li> <li>Idaho</li> <li>Delaware</li> <li>North Carolina</li> <li>Tennessee</li> <li>Nevada</li> <li>Alabama</li> <li>Montana</li> <li>Arizona</li> <li>Arkansas</li> </ol>

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## The Lifestyle That Sells



### Hunting

Northern Nevada is a paradise for outdoor enthusiasts, offering some of the West's best hunting across vast expanses of public land. Mule deer, antelope, and upland game birds are abundant throughout the region, supported by well-managed wildlife habitats and active conservation efforts — drawing both novice and seasoned hunters season after season.

### Fishing

Topaz Lake serves as the gateway to the High Sierra, where peaks, lakes, streams, and hot springs define the landscape. The nearby Walker River is one of Northern Nevada's hidden gems — offering exceptional trout fishing, including rainbow, brook, and cutthroat varieties, for anglers of all skill levels.

### Camping

A premier camping destination, the Topaz Lake area offers stunning views with both tent and RV sites equipped with modern amenities. The surrounding region extends the experience further, with hiking and biking trails through diverse terrain, abundant wildlife, and open skies that make for an unforgettable stay.

### Boating

With clear, calm waters and a stunning mountain backdrop, Topaz Lake is a haven for boating and watersports. Sailing, kayaking, motorboating, and jet skiing are all popular pursuits, with well-maintained boat ramps. Whether wakeboarding, tubing, or simply drifting across the lake, it's a memorable day on the water.

### Open Space

Northern Nevada's vast, open landscapes are a natural playground for outdoor adventure. Horseback riders, dirt bikers, ATV enthusiasts, and off-road drivers will find endless terrain to explore — from rolling hills and scenic valleys to rugged mountains and open desert, with miles of unpaved roads and trails offering true freedom to roam.

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## Disclosure:

This Offering Memorandum provides information relevant to the acquisition and development of "Sleeping Elephant Ranch" in Wellington, Nevada. The information herein has been provided by the Seller and Broker. Although obtained from reliable sources, it may not encompass all the information needed for a fair evaluation of the property. This information is for general reference purposes only. Additional details should be uncovered through proper feasibility studies and economic analysis by the potential purchaser for the development and sale of the property.

The Seller and Broker, along with their respective employees, agents, consultants, or representatives, make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content. No legal liability is assumed or implied with respect thereto.

While the information contained in this Offering Memorandum or any other information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. The potential buyer must conduct its own independent investigation, discovery, and analysis regarding the acquisition of the property without relying on this Offering Memorandum.

This Offering Memorandum does not represent that there have been no changes or altered conditions of the property since its preparation or distribution. All discussions or communication by the potential purchaser, the potential purchaser's agents, representatives, employees, or affiliates with the Seller's representatives, engineers, consultants, or agents, or any person privy to Sleeping Elephant Ranch, are prohibited unless otherwise permitted by the Seller.

Broker cooperation will be allowed for a broker that procures and represents a buyer purchasing the property. If applicable, a cooperating broker fee shall be paid at closing. Cooperation does not include a broker that represents themselves as Principals or a broker whose member of their immediate family is participating in the purchase of the property. No broker will be recognized for a potential purchaser who has previously contacted or been contacted by the Seller or Seller's representatives

For more information and pricing, contact Michelle McGrath, Broker, 20 LINE Ventures, LLC, 775-720-5768, Michelle20line@gmail.com.