

Sunrise Estates

at Ash Meadows

120 Acres • 32 Recorded Estate Lots

Amargosa Valley, Nevada



A VISION FOR GENERATIONS



Ken Haring
Top Dog Real Estate
775-910-3022

PREMIUM LAND. ENDLESS POSSIBILITIES.

Official Parcel Layout

SUNRISE ESTATES AT ASH MEADOWS

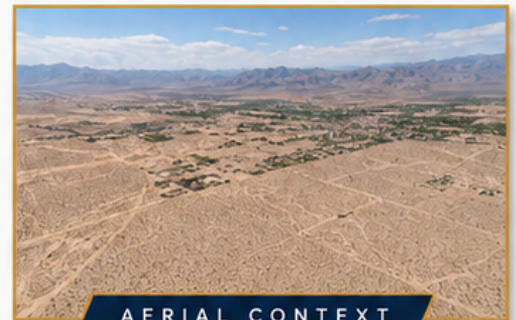
32 PARCEL SUBDIVISION • AMARGOSA VALLEY, NEVADA

T16S, R48E
POR NW 1/4 SEC 10

05

PROPERTY HIGHLIGHTS

- ✓ 32 Recorded Parcels
- ✓ Approximately 120 Acres Total
- ✓ Estate-Sized Lots
- ✓ Internal Road System Shown on Plat
- ✓ Ready for Custom Home Planning
- ✓ Individual domestic wells may be drilled on each lot, subject to applicable state and local permitting



AERIAL CONTEXT



NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.

Buyer should verify all development standards and parcel information.



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The Opportunity

A rare 120-acre desert estate community in Amargosa Valley, Nevada with commercial opportunities along Amargosa Farm Road and multifamily development potential.



PROPERTY HIGHLIGHTS



Commercial opportunities along Amargosa Farm Road



Multifamily development potential



120 Acres Total



32 Recorded Estate Lots



Flat, Buildable Terrain



Buyer to verify utilities, development requirements, and permitting.



Desert Landscaping & Equestrian Appeal



Individual domestic wells may be drilled on each lot, subject to applicable permitting



Excellent Solar Potential



Easy Access to Highway 373



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Future Community Vision

— Illustrative Buildout of 32 Estate Homes —



AI GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY.

Regional Growth & Location

— Well Positioned in Southern Nye County —



REGIONAL ECONOMIC MOMENTUM

AngloGold Ashanti, a multinational mining company, is advancing major gold projects in the Beatty District near Beatty, Nevada, including the Arthur Gold Project and North Bullfrog. On its Nevada Projects website, the company states the Arthur Gold Project has forecast capital expenditure of US\$3.6 billion.

This nearby regional investment contributes to the broader economic story of southern Nye County.



Information provided
for regional context only.



ACCESS

- ✓ Convenient access via Highway 373
- ✓ US-95 connects the region to southern Nevada
- ✓ Amargosa Valley sits within a broad regional corridor



RECREATION

- ✓ Near Ash Meadows National Wildlife Refuge
- ✓ Near Death Valley National Park
- ✓ Expansive desert landscapes in every direction



REGIONAL CONTEXT

- ✓ Part of the broader southern Nye County region
- ✓ Beatty, Pahrump, and Las Vegas support regional access
- ✓ Strong visibility within an evolving desert corridor



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Developers Dream Opportunity

— SIMPLE. COMFORTABLE. COUNTRY LIVING. —

Spacious Lots • Endless Possibilities • Timeless Living

STYLE A – DESERT RANCH



- Approx. 2,300–2,500 Sq Ft
- 3 Bedroom / 2 Bath
- 3-Car Garage
- Open Floor Plan
- Covered Patio
- RV / Shop Potential

STYLE B – MODERN FARMHOUSE



- Approx. 2,300–2,500 Sq Ft
- 3 Bedroom / 2 Bath
- 3-Car Garage
- Open Floor Plan
- Covered Patio
- RV / Shop Potential

STYLE C – SOUTHWEST RETREAT



- Approx. 2,300–2,500 Sq Ft
- 3 Bedroom / 2 Bath
- 3-Car Garage
- Open Floor Plan
- Covered Patio
- RV / Shop Potential



OFFERED BY
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32 Recorded Lots



**Private Well Potential
on Each Lot,
Subject to Permitting**



**Solar-Friendly
Desert Setting**



**Room for Custom
Homes & Horses**

PREMIUM LAND. ENDLESS POSSIBILITIES.

All information is believed to be reliable but should be independently verified by buyer.