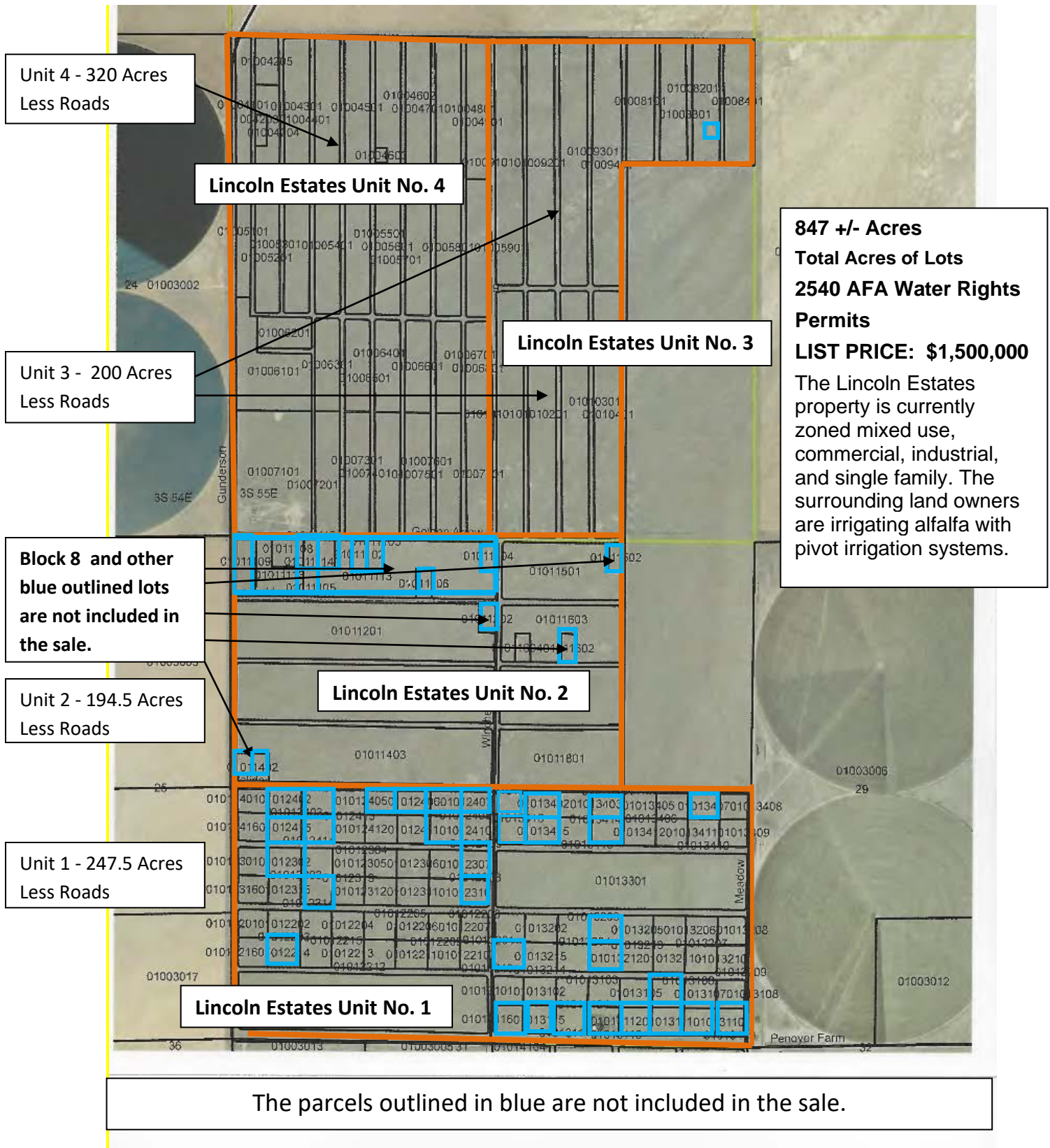


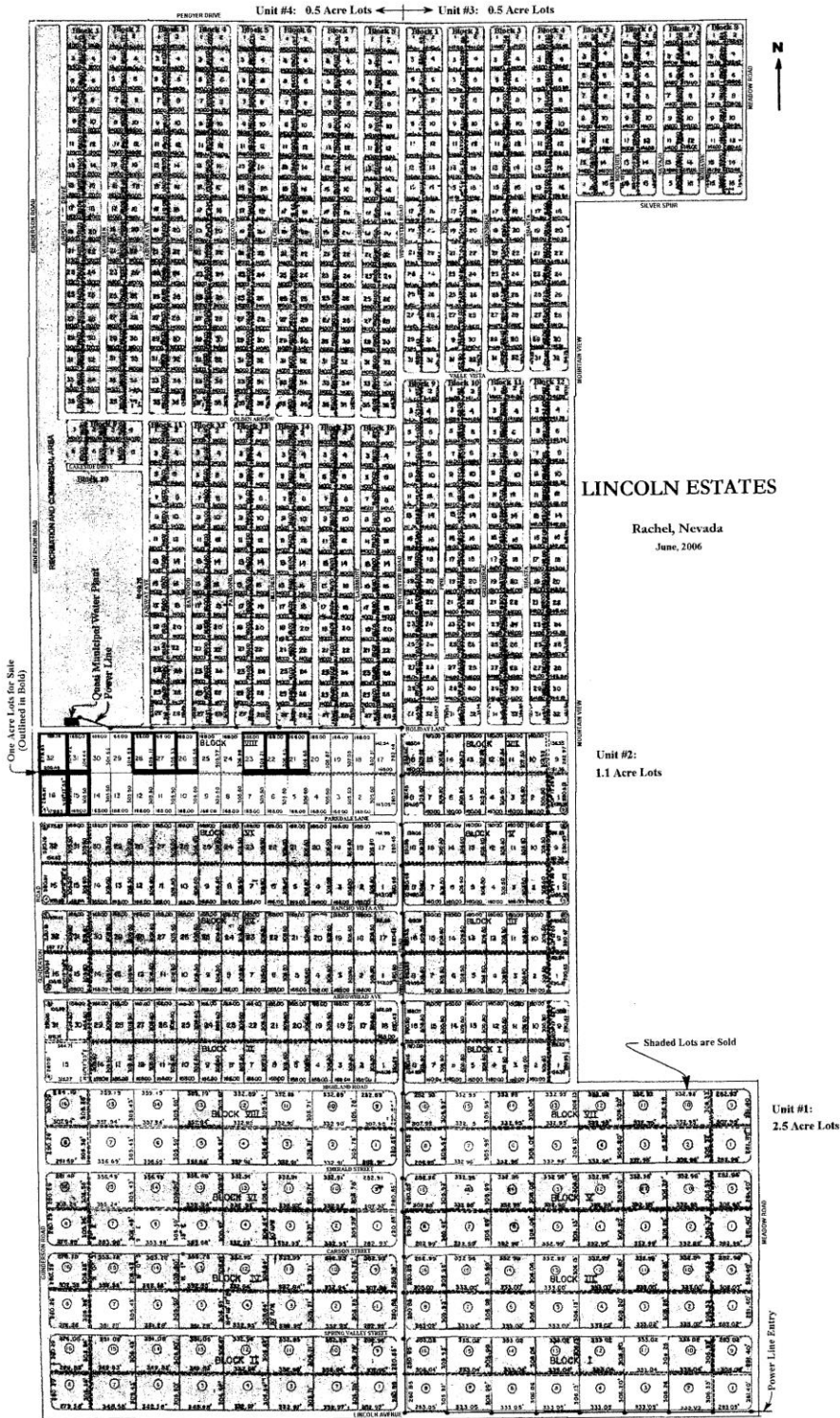
# Lincoln Estates



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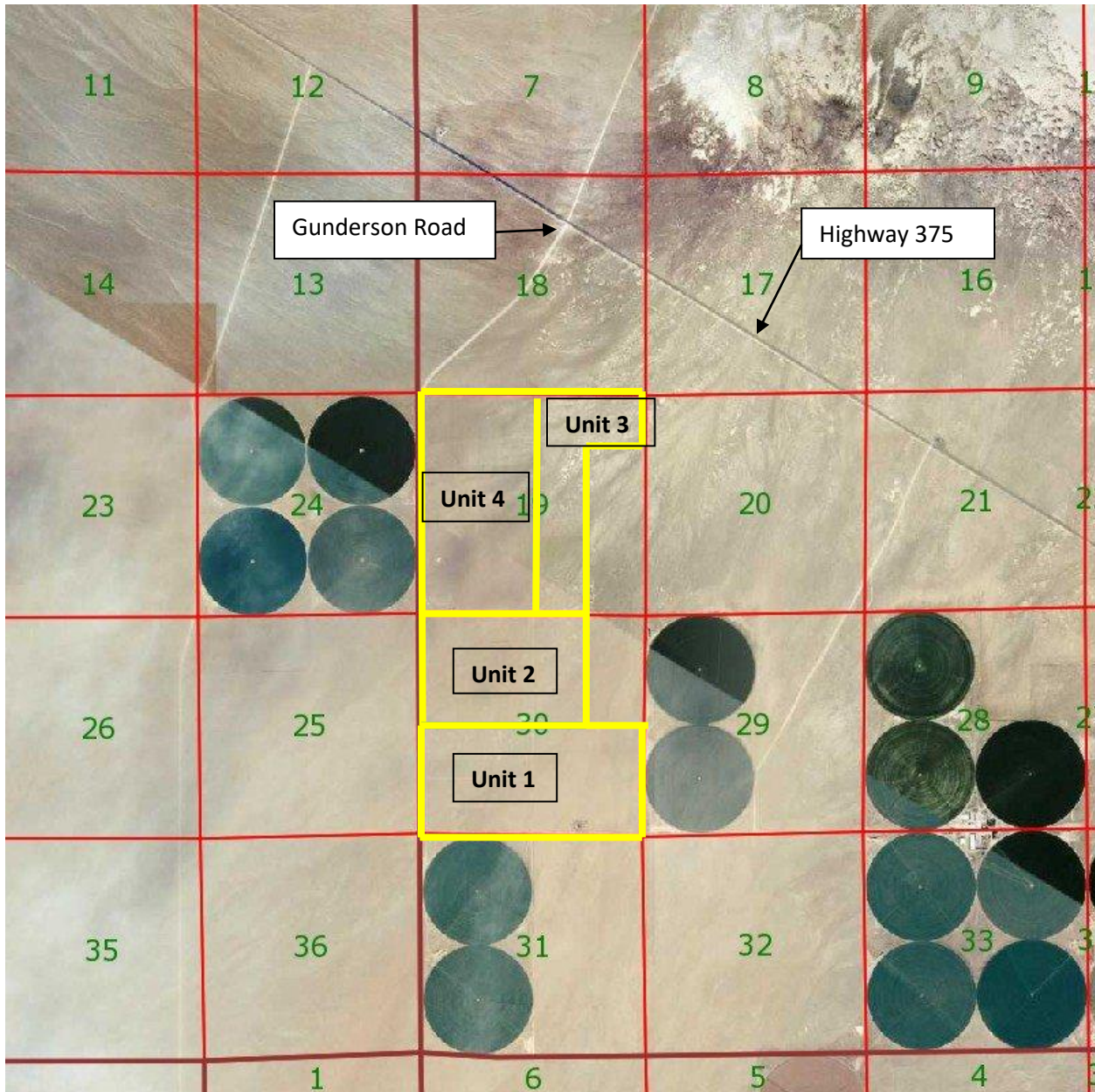
# Lincoln Estates

Unit 1 is subdivided into 2.5 acre lots. Unit 2 into 1 acre lots. Unit 3 and Unit 4 into .5 acre lots.



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# Lincoln Estates



The neighboring property owners are irrigating alfalfa with pivot irrigation systems.

Lincoln Estates has easy access off of Highway 375.

Gunderson Road is a well maintained gravel road.

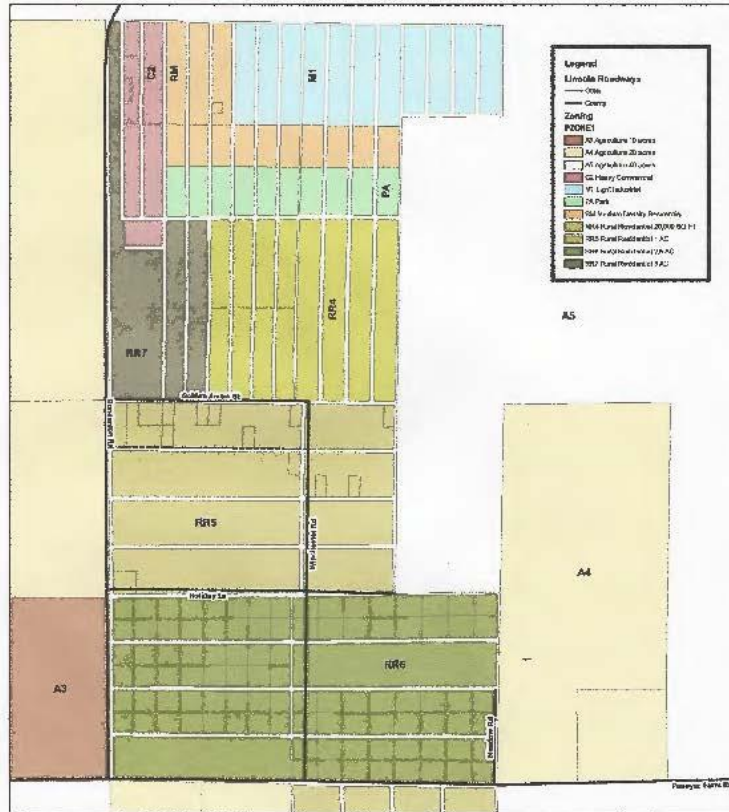
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# Lincoln Estates

## RACHEL LINCOLN ESTATES ZONING



September 22, 2008



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# Lincoln Estates



Viewing East



Viewing North on Gunderson Road

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# Lincoln Estates

Branded Virtual Tour link:

<https://view.paradym.com/v/Gunderson-Road-Rachel-NV-89001/3526219>

Property Web Site link:

<https://view.paradym.com/propertysite/Gunderson-Road-Rachel-NV-89001/3526219>

847 Acres, 2540 AFA Water Rights Permits. Lincoln Estates is zoned mixed use, commercial, industrial, and single family. It has been subdivided into 2+ Acre, 1 Acre and .5 Acre parcels. The surrounding land owners are irrigating alfalfa with pivot irrigation systems. The topography is flat and conducive to construction. This is a great opportunity to construct recreational housing.

Lincoln Estates is located approximately 5 miles north of Rachel, Nevada along Highway 375. Rachel has a restaurant/bar/motel and gas station. The town is located at the southern end of the Sand Springs Valley, a bowl-shaped valley about twenty-five miles wide.

In and around this little town, alfalfa is grown and cattle are raised. Western history buffs may want to explore the mountains surrounding Rachel. Inquire locally for directions. The friendly residents of Rachel invite everyone to explore their town and the surrounding area.

Six of Nevada's twelve state parks are located in Lincoln County. Two of the state parks in Lincoln County have lakes stocked with fish. Nevada's only national park, Great Basin National Park is north on Highway 93.

Big game, small game, and bird hunting are available in Lincoln and White Pine counties.

Nevada's largest BLM managed OHV off-road vehicle trail systems, Silver State Trail, is in Lincoln County. <https://ohv.nv.gov/trails/silver-state-trail-system>

Hundreds of miles of trails are open to public recreation for off-road vehicles, mountain bikes, horseback riding, and hiking. The region hosts large off-road events drawing national and international riders.

The region has an interesting history of mining and ranching with numerous mining ghost towns.

Only 2% of Lincoln County is privately owned. 98% of Lincoln County is federal land. Most of the federal lands are open to recreational use.



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# Lincoln Estates

Rachel, Nevada is located along Highway 375. Rachel has a restaurant/bar/motel. The town is located at the southern end of the Sand Springs Valley, a bowl-shaped valley about twenty-five miles wide. The children are transported by bus to attend school in Alamo, NV.



## Lodging

Little A'Le'Inn: 775-729-2515

Web site: [www.littlealeinn.com](http://www.littlealeinn.com)

## Restaurants

Little A'Le'Inn: 775-729-2515

## Emergency Numbers

Lincoln County Sheriff: 775-962-5151

Fire Department, and community ambulance: 911

G.C. Dils Medical Center, Caliente:  
775-726-3171

Nevada Highway Patrol: Dial Operator  
and ask for Zenith 1-2000

Lincoln County Transportation Bus:  
775-728-4477



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# Lincoln Estates



Lincoln County, Nevada is a land filled with mountain ranges, windswept valleys, wild horses, cattle ranches and residents that like the country life.

**Lincoln County has 6 of Nevada's 12 State Parks:**

## Recreational Opportunities

- Six of Nevada's twelve state parks are located in Lincoln County.
- Two of the state parks in Lincoln County have lakes stocked with fish.
- Lincoln County Recreation Link: <http://lincolncountynevada.com/>
- Links to State Parks in Lincoln County:
  - <http://parks.nv.gov/parks/beaver-dam-state-park/>
  - <http://parks.nv.gov/parks/cathedral-gorge/>
  - <http://parks.nv.gov/parks/echo-canyon-state-park/>
  - <http://parks.nv.gov/parks/elgin-schoolhouse-state-historic-site/>
  - <http://parks.nv.gov/parks/kershaw-ryan-state-park/>
  - <http://parks.nv.gov/parks/spring-valley-state-park/>
- Big game, small game, and bird hunting are available in Lincoln and White Pine counties.
- One of Nevada's largest off-road vehicle trail systems, Silver State Trail, is in Lincoln County. Hundreds of miles of trails are open to public recreation for off-road vehicles, mountain bikes, horseback riding, and hiking
- The region hosts large off-road events drawing recreationalists nationally and internationally.
- The region has an interesting history of mining and ranching with numerous mining ghost towns.
- Only 2 % of Lincoln County is privately owned. 98% of Lincoln County is federal land. Federal lands are open to recreational use.

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