

Indian Ridge Ranch - 165 Acres on Indian Ridge

North of Caliente, NV - List Price: \$560,610

Approx. 165 Acres of Parcel No. 013-150-30

The Indian Ridge Ranch has spectacular mountain views in every direction. The view to the east overlooks irrigated fields in the Panaca Valley.

Portions of the western boundary the ranch are adjacent to BLM federal lands. Hike and horseback ride directly from the ranch onto federal lands. Portions of the eastern boundary front Highway 93. Lincoln County Commission may approve commercial use on the highway frontage.



Viewing east towards the Cedar Range of the Clover Mountains.



Indian Paintbrush is one of the many varieties of wildflowers that bloom on the ranch.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Jan Cole, land-water.com, 702-270-9194



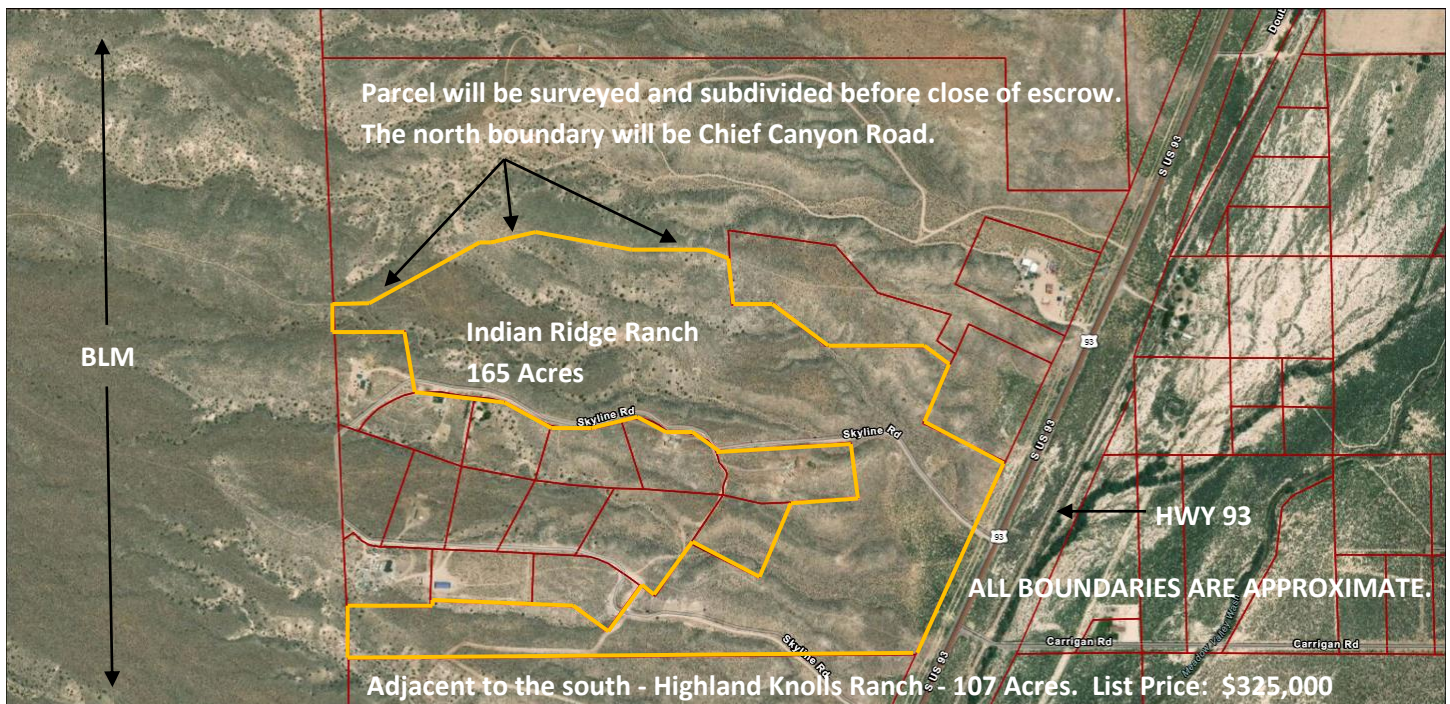
Viewing west towards the Burnt Springs Range.



Viewing east on Skyline Road towards the Cedar Mountain Range.

**This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.
Jan Cole, land-water.com, 702-270-9194**

Indian Ridge Ranch - 165 Acres - List Price: \$500, 610



Indian Ridge Ranch is approximately 5 miles north of Caliente, NV.

Recreational Opportunities

Six of Nevada's 12 state parks are in Lincoln County. Kershaw-Ryan State Park, approximately 8 miles south of the ranch, is known for its wild grape vines climbing the sheer cliff walls. The park has RV sites, full day use facilities including a volley ball court and horse shoe pits. Cathedral Gorge State Park is approximately 8 miles north of the ranch and Beaver Dam State Park is approximately 15 miles southeast of the ranch. Echo Canyon State Park and Spring Valley State Park are approximately 30 miles north and both have reservoirs stocked with rainbow and cutthroat trout. The area has hundreds of miles of roads for 4-wheeling and off-road trails for ATV riding, mountain bike riding, horseback riding and hiking.

- Lincoln County Recreation Link: <http://lincolncountynevada.com/>
- 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.
- 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 is available in Lincoln County and White Pine County.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Jan Cole, land-water.com, 702-270-9194

- One of Nevada's largest off-road vehicle trail systems, Silver State Trail, is between Caliente and Ely. The Silver State Trail System is a 240 mile BLM maintained trail system. It was the first OHV trail system in the nation that the BLM created and maintains. It is still the largest BLM maintained OHV trail system in the nation. <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.



- Bicyclists on Highway 317 in Rainbow Canyon along Kershaw-Ryan State Park. <https://parktoparkpedal.com/>



- The International Mountain Bicycling Association is designing a new trail system accessed from downtown Caliente.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.
Jan Cole, land-water.com, 702-270-9194

- Caliente hosts large off-road events drawing recreationalists nationally and internationally.

Please find links to two of the largest annual off road events:

Best of the Desert Caliente schedule: <http://bitd.com/category/races/nv-200-trail-ride/>

Southern Nevada Off Road Enthusiasts schedule: <https://www.snoreracing.net/>

- The region has an interesting history of mining and ranching with numerous mining ghost towns.
- Caliente is 150 miles north of Las Vegas, Nevada, 98 miles southwest of Cedar City, Utah and 108 miles west of St. George, Utah.
- Caliente has recently spent \$10M+ upgrading and adding new parks to the city. The city has three baseball fields. Summer baseball leagues from Las Vegas hold tournaments at these baseball fields. Recently, the city added a linear park along Meadow Valley Wash, a year-round spring fed stream that flows through the city, planted 650 new trees within the city limits, installed turn-of-the-century style street lamps along the linear park and the major streets, and remodeled and updated its swimming pool.
- Caliente has one of only two remaining mission-style railroad depots on Union Pacific Railroad's system, which houses the city offices, library and arts council.



- Caliente is home the Lincoln County Hospital.
<http://gcdmc.org/>
- Lincoln County airport is north of Caliente. The runway has lights for day and night use.
<http://www.airnav.com/airport/1L1>
- Visual Tour Link of Caliente and Kershaw-Ryan State Park in Rainbow Canyon:
<http://www.visualtour.com/shownp.asp?T=3318359>