

## Highland Knolls Ranch - 107 Acres

North of Caliente, NV - List Price: \$325,000.00 - Parcel # 013-180-01

Buyer's opportunity to have it all. East boundary is Highway 93. West boundary is adjacent to BLM federal lands. Hike or horseback ride from the ranch onto the federal lands. Lincoln County Commission may approve commercial use on the highway frontage. Nice gravel road to the top of the ridge. Spectacular mountain and valley views in every direction. Gorgeous Canyon. Trees, Privacy, Natural Cover. Rare large parcel for equestrian estate home.



Viewing east from the Hilltop

Visual Tour Link: <http://view.paradym.com/3810611>



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.

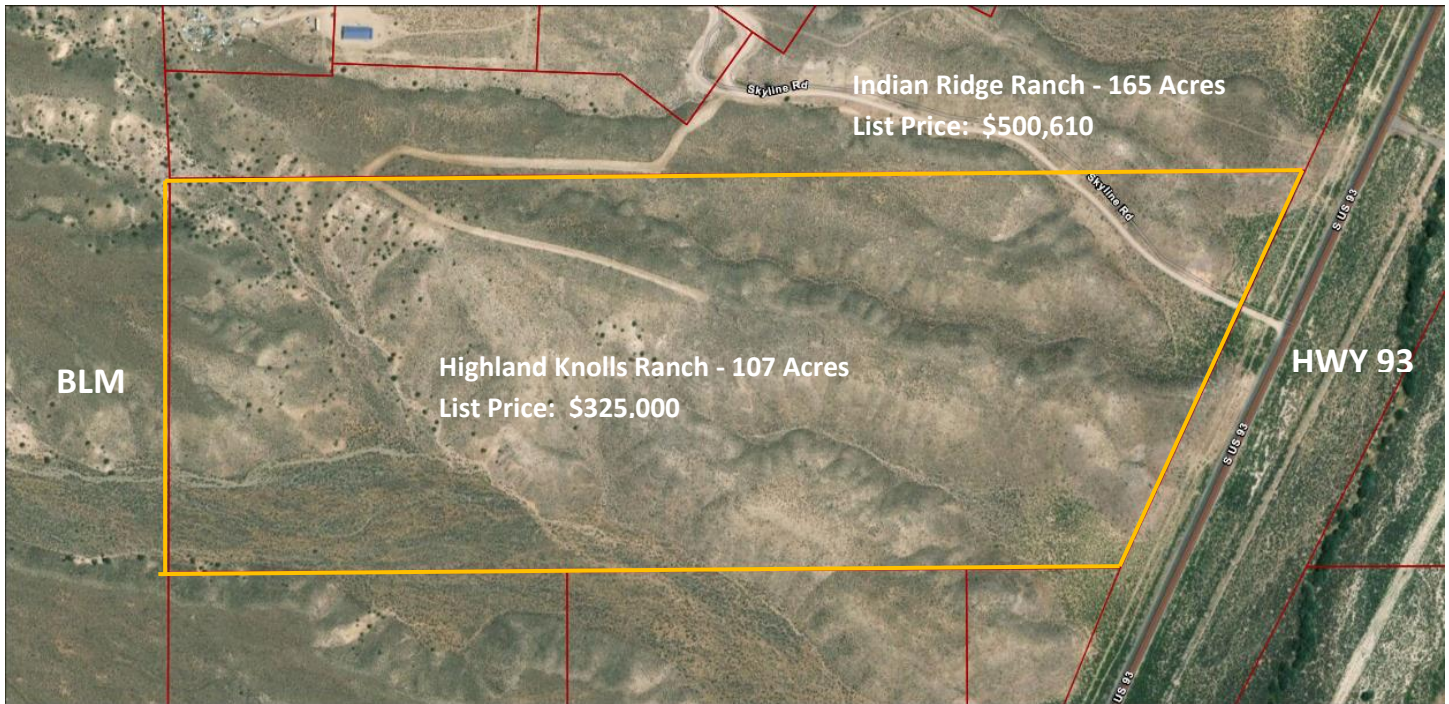




Viewing east into forested canyon.



Viewing east on road to hillside homesite.



The Indian Ridge Ranch is adjacent to the north - 165 Acres - List Price \$500,610.

Lincoln County Airport is approximately 9 miles north of the ranch. Helicopters can land on the ranch.

## 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.

- 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/>
- 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:  
<https://ohv.nv.gov/trails/silver-state-trail-system>



- 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 race schedule: <http://bitd.com/nv-200-trail-ride/>  
Southern Nevada Off Road Enthusiasts race schedule: <https://www.snoreracing.net/>
- Hundreds of miles of trails are open to public recreation for off-road vehicles, mountain bikes, horseback riding, and hiking.



<https://www.snoreracing.net/?s=race+schedule>

- The International Mountain Bicycling Association is building a new trail system accessed from Caliente. Construction of the first 42 miles of trails of the planned 150 miles of trails will begin in March 2018.
- Outside Magazine featured Caliente and Kershaw Ryan State Park in their May 2016 issue as one The 28 Best Trips of 2016. <http://www.outsideonline.com/2058136/28-places-go-2016>

#### **From the Outside Magazine Article:**

"It's fair to say that Nevada's mountain-biking scene is exploding—from the 539-mile Trans-Nevada Trail, which starts at Lake Tahoe and spans the entire width of the state, to miles of new trails being constructed in the state's 48 million acres of Bureau of Land Management wilds. Start your tour of the best stuff 36 miles south of Las Vegas and ride 35 miles of smooth, flowy intermediate singletrack at the Bootleg Canyon bike park, which has received the Epic distinction from the International Mountain Bicycling Association. Then get farther afield in tiny Caliente, 150 miles northeast of Vegas, where IMBA plans to create 42 miles of trails this year. The group's ultimate goal is to build a 150-mile system. Until then, the gravel riding in the area's surrounding four million acres of BLM land is spectacular, and the 15 new campsites at [Kershaw-Ryan State Park](#) just south of town are quiet and tucked away at the base of a 700-foot canyon."

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



- 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 softball 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.



Red roses in the 90 flower boxes along Highway 93.

- Big game, small game, and bird hunting is available in Lincoln and White Pine counties.
- 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>