

A LEGACY RECREATION & CATTLE RANCH
IN THE SANTA ROSA MOUNTAINS

Willow Creek Ranch



771+/- ACRES

\$4,950,000



CONVENIENT LOCATION, REMARKABLE PRIVACY

At the foot of Nevada's spectacular Santa Rosa Mountains lies Willow Creek Ranch, a rare offering of **771+/- contiguous deeded acres** where abundant water, productive agricultural land, and exceptional recreational opportunities converge. Located just 49 miles north of Winnemucca with convenient access from **U.S. Highway 95**, the ranch enjoys remarkable privacy while being entirely surrounded by expansive Bureau of Land Management lands, providing immediate access to thousands of acres of unspoiled mountain country.

The ranch lies within one of Nevada's premier recreational and sporting regions, renowned for its abundant wildlife and outstanding hunting opportunities. Resident populations of mule deer, pronghorn antelope, chukar, sage grouse, quail, bobcat, and mountain lion thrive throughout the surrounding mountains and valleys, while the property's exceptional riparian environment enhances both wildlife habitat and year-round enjoyment.

RANCH HEADQUARTERS

Framed by a canopy of century-old willow and poplar trees, the ranch headquarters evokes the timeless character of the great Western ranches. The 5,400 sq. ft ranch home has been stripped down to the studs and is ready to be reimagined. Formerly four bedrooms, four bathrooms, and an expansive open-concept kitchen, dining, living, and bar area, The footprint is there primed for updating and customized finishes. The home overlooks a picturesque 1-acre trout pond, where tranquil water and mature landscaping create an exceptional setting rarely found in the Great Basin.



WHERE THE WEST



STILL FEELS WILD

ADDITIONAL RESIDENCES

Additional accommodations include an approximately 1,900 sq.ft. residence with four bedrooms and two bathrooms, a three-bedroom, two-bath manufactured home, and a one-bedroom bunkhouse offering flexibility for extended family, guests, ranch managers, or seasonal staff.



OPERATIONS & IMPROVEMENTS

The ranch is well-equipped for livestock operations and recreational aviation alike, with improvements that include a barn, horse facilities, corrals, feedlot, shop, airplane hangar, and over 1-mile long private road doubling as a landing strip. Together, these improvements support both the working and sporting traditions that define the finest Western ranches.



A LEGACY OF LAND & WATER

Water is unquestionably a defining asset of Willow Creek Ranch. Nearly **three miles of Willow Creek** meander through the property, nourishing lush riparian habitat and creating a landscape unlike most of northern Nevada. Two domestic wells, a **one-acre trout pond** reaching approximately twenty feet in depth, and valuable **surface water rights** provide irrigation for approximately 400 acres. **Three operational center pivots** currently irrigate roughly 325 acres of productive pasture, supporting an estimated carrying capacity of approximately 100 cow-calf pairs.



The image shows a wide, green lawn in the foreground, with long shadows cast across it. Several large, mature trees with dense green foliage are scattered throughout the scene, some framing the view. In the middle ground, a yellow house with a red roof is visible, partially obscured by the trees. A dark wooden fence runs across the lawn. In the background, there are more trees and a clear blue sky.

While the main ranch home is yet to be fully renovated, the ranch's exceptional natural resources, established infrastructure, and irreplaceable setting offer the rare opportunity to own a remarkable property while implementing your personal touches to finalize this masterpiece. Opportunities to acquire a water-rich ranch of this scale and privacy, surrounded by public lands in one of northern Nevada's most desirable mountain landscapes, are increasingly uncommon.



THE BOTTOM LINE

Offered at \$4,950,000.

Beyond its agricultural capabilities, Willow Creek Ranch presents a compelling opportunity to create a truly distinctive Western retreat. Whether envisioned as a private family legacy ranch, luxury sporting property, boutique guest ranch, equestrian estate, executive retreat, or corporate destination, the property's combination of water, privacy, scenery, and accessibility provides an extraordinary foundation for future stewardship. Willow Creek Ranch represents far more than a real estate investment—it is an enduring Western legacy where productive ranching, world-class recreation, and generations of family memories can coexist on one extraordinary landscape.



GET IN TOUCH

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