

±800 ACRES



\$1,600,000

High Hopes Ranch

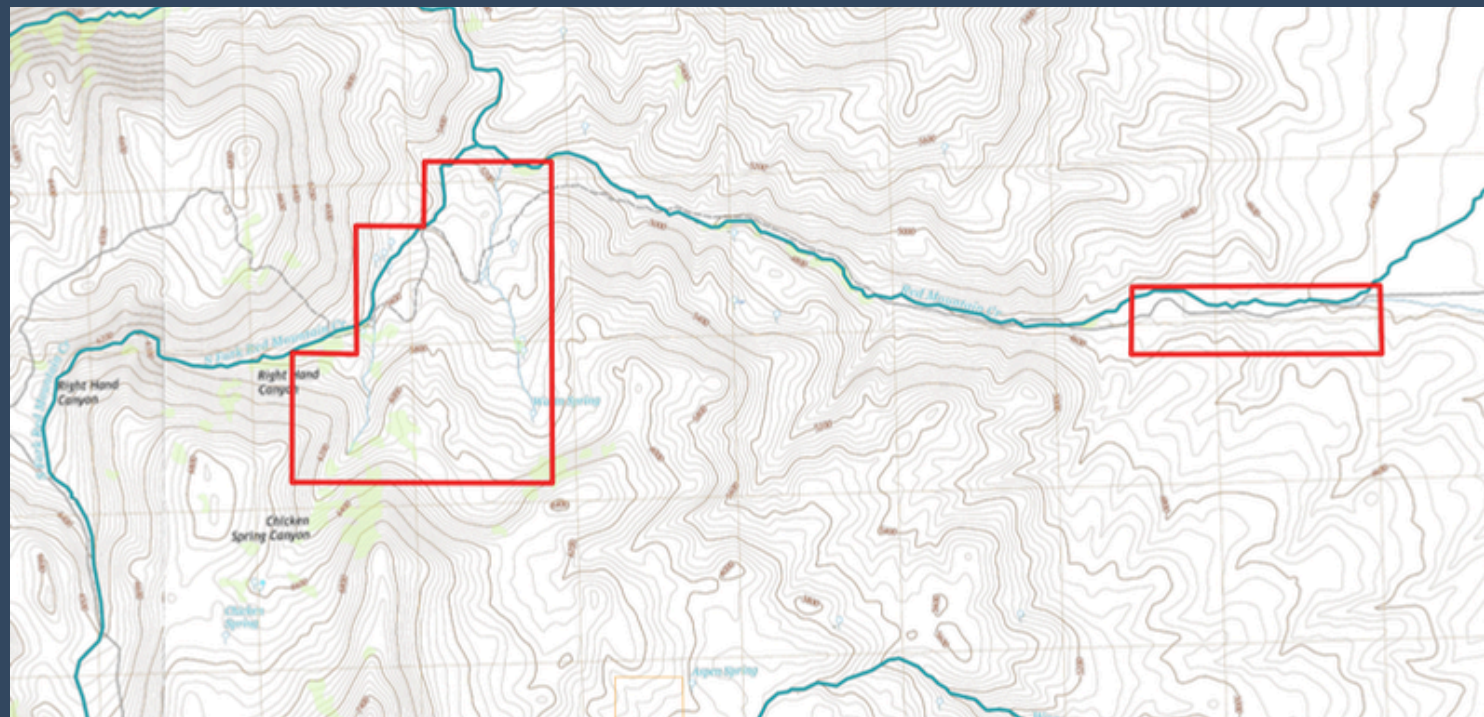
640 ACRES - APN: 066-030-02

159 ACRES - APN: 066-030-29

NORTH OF GERLACH, NV • OVERLOOKING BLACK ROCK DESERT

An Exceptional Northern Nevada Landholding

Located just north of the historic town of Gerlach, Nevada, this unique 800± acre holding offers a rare opportunity to own a large private tract overlooking the vast and iconic Black Rock Desert. Comprised of two parcels totaling approximately 800 acres (640 acres and 160 acres), the property features live water, creeks, springs and expansive views across one of Nevada's most famous landscapes.





Versatile Land Use Opportunities

The land includes **40 acre-feet of surface water rights**, supporting a small reservoir and areas of naturally sub-irrigated ground. The combination of water, topography, and open space creates opportunities for a variety of uses including a private recreational retreat, small agricultural operation, off-grid homestead, hunting basecamp, or future family compound.



An old cabin structure remains on the property and may provide the footprint for restoration or replacement depending on a buyer's vision.

Where Solitude Meets Adventure

The surrounding region is known for its vast public lands, abundant wildlife, and unmatched solitude. The property provides easy access to outdoor recreation including hunting, off-roading, horseback riding, and exploring the Black Rock Desert and surrounding mountain ranges. With Gerlach nearby and **Reno approximately two hours away**, the property offers both privacy and accessibility.





A Basecamp for Nevada's Great Outdoors

Properties of this size with water rights and sweeping desert views rarely become available in this part of northern Nevada.

This is an exceptional opportunity to own a piece of the American West overlooking one of the most unique landscapes in the country.



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MORGAN NEVIN

NV LIC. B.146211

CA LIC. DRE.2085556

530.414.1796

MORGAN@FARWESTREALESTATE.COM

FARWESTREALESTATE.COM

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