

**Gardnerville Grandview Ranch**  
1461 Foothill Road  
Gardnerville, NV 89460

**\$4,200,000**  
142.980± Acres  
Douglas County



**Gardnerville Grandview Ranch**  
**Gardnerville, NV / Douglas County**

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**SUMMARY**

**Address**

1461 Foothill Road

**City, State Zip**

Gardnerville, NV 89460

**County**

Douglas County

**Type**

Ranches, Single Family, Riverfront

**Latitude / Longitude**

38.944341 / -119.8433

**Dwelling Square Feet**

1400

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

142.980

**Price**

\$4,200,000

**Property Website**

<https://www.landleader.com/property/gardnerville-grandview-ranch-douglas-nevada/46472>



## **Gardnerville Grandview Ranch Gardnerville, NV / Douglas County**

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### **PROPERTY DESCRIPTION**

Welcome to a captivating 143-acre oasis in the heart of Gardnerville, Nevada's fertile Carson Valley. This ranch isn't just land; it's a legacy boasting coveted water rights to the Carson River and showcasing nature's bounty in every corner.

Fully fenced and cross-fenced, the meticulously planned ranch offers optimal functionality for agricultural pursuits. A spacious 40 X 90 pole barn provides versatile storage and livestock space. Nestled amidst this scenic beauty is a charming 1300-square-foot home with 2 bedrooms, an office, and 2 bathrooms. The kitchen, adorned with granite countertops, stainless steel appliances, and hickory cabinets, blends practicality with elegance.

This property is more than a residence; it's an agricultural haven featuring a new, fully functional cattle guard and operating under a conservation easement. For adventurous spirits, a full RV hookup beckons, promising unforgettable journeys beneath the vast Nevada sky.

Strategically located near Kingsbury Grade, the ranch offers seamless access to Heavenly Valley's winter wonderland just 15 minutes away or the serene beauty of Lake Tahoe within a 20-minute drive. Carson City's amenities are a mere 15 minutes away, while Reno Airport, facilitating global connections, lies within an hour's drive.

This 143-acre ranch isn't just property; it's an invitation to embrace a lifestyle in harmony with nature. Abundant water, functional infrastructure, and proximity to key destinations define this opportunity in the heart of Carson Valley. Welcome home to your exclusive slice of Nevada paradise.

### **PROPERTY HIGHLIGHTS:**

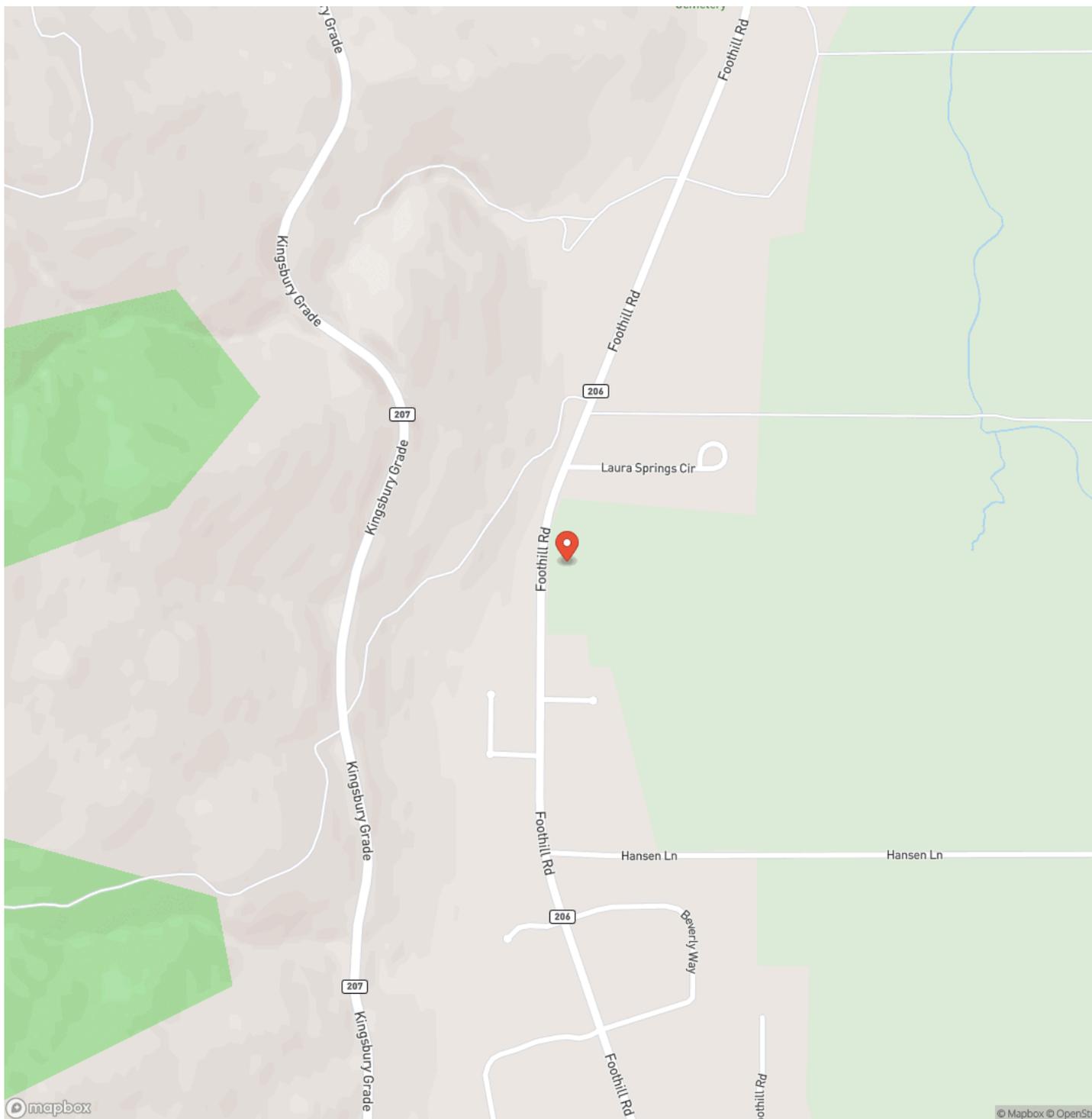
- 143-acre oasis in the heart of Gardnerville, Nevada's fertile Carson Valley
- Coveted water rights to the Carson River
- Fully fenced and cross-fenced offers optimal functionality for agricultural pursuits
- Spacious 40 X 90 pole barn provides versatile storage and livestock space
- Charming 1300-square-foot home with 2 bedrooms, an office, and 2 bathrooms
- Full RV hookup
- Strategically located near Kingsbury Grade, the ranch offers seamless access to Heavenly Valley's winter wonderland just 15 minutes away or the serene beauty of Lake Tahoe within a 20-minute drive
- Carson City's amenities are a mere 15 minutes away, while Reno Airport, facilitating global connections, lies within an hour's drive
- Abundant water, functional infrastructure, and proximity to key destinations define this opportunity in the heart of Carson Valley



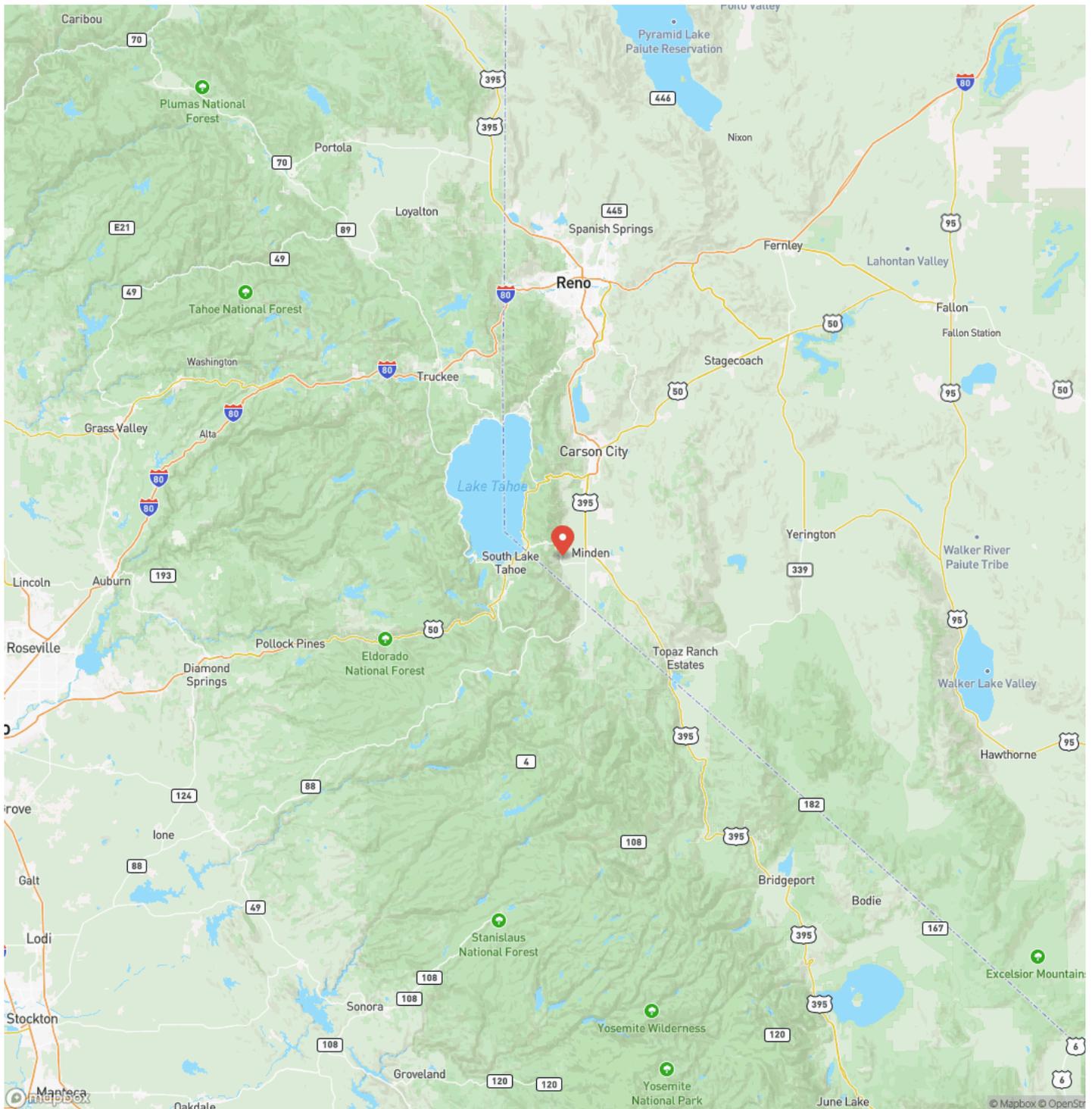
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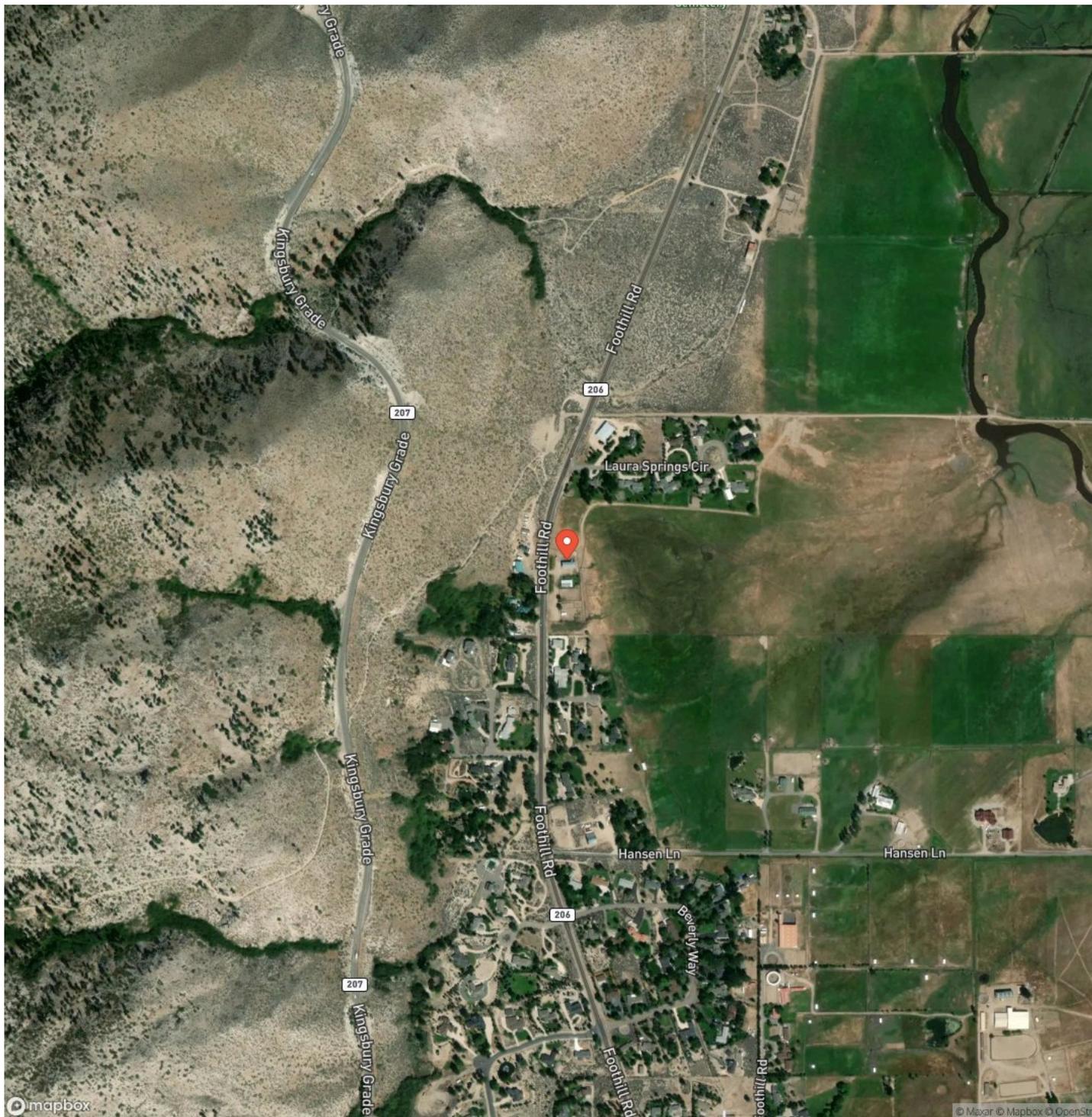
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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