

Heller Ranch
Smith, NV 89430

\$3,000,000
179.890± Acres
Lyon County



Heller Ranch
Smith, NV / Lyon County

SUMMARY

City, State Zip

Smith, NV 89430

County

Lyon County

Type

Ranches, Recreational Land, Horse Property

Latitude / Longitude

38.800236 / -119.32844

Dwelling Square Feet

4934

Bedrooms / Bathrooms

4 / 3.5

Acreage

179.890

Price

\$3,000,000

Property Website

<https://www.landleader.com/property/heller-ranch-lyon-nevada/62326>



PROPERTY DESCRIPTION

Heller Ranch reflects a cherished history of ranch stewardship characterized by service and commitment to family, country, Nevada, and community. Located just one hour and 30 minutes southeast of Reno, NV, in Smith Valley, NV, the 179.89-acre ranch is a testament to the region's enduring agricultural legacy.

119 irrigated acres with over four CFS of highly sought-after permitted water rights support a productive and income-generating premium grass hay operation. There are three cuttings of premium grass hay yearly with 7.1 tons per acre harvested.

Four fully landscaped acres with mature shade trees, lush lawns, and a vegetable garden adorn the ranch headquarters. There are three homes on the property. The 4,934 sq. ft. 4 bedroom / 3.5 bathroom main home features an outdoor pool, a high-ceiling living room with a custom rock mantle wood fireplace, a large kitchen with stainless steel appliances, an island, and abundant natural light with great views of the ranch. The 1,100 sq. ft. guest home and 1,500 sq. ft. bunkhouse provide ample space for family, friends, and/or ranch labor housing.

Heller Ranch has all the ranching infrastructure you could need with a fenced horse-riding arena, four-stall horse barn, dedicated tack room with saddle and bridle racks, equipment shed, hay barn, heated cattle barn, various outbuildings, and a large heated shop, complete with two RV-size doors and car lift.

Year-round outdoor recreational activities abound. Just a ¼ mile away from Heller Ranch, locals claim are some of the best off-road trails for ATVs in all the Silver State. Only 25 minutes east, discover Walker River State Recreation Area, where there are ample opportunities for hiking, camping, and kayaking. For hunters, there are deer, antelope, waterfowl, and upland game. For fishing enthusiasts, many trophy fisheries are located along the Walker River corridor. World-class ski/snowboard resorts in Lake Tahoe are only one hour away.

Discover the turnkey-ready Heller Ranch! With three buildable parcels, there is ample room to expand and write your own next chapter in this storied ranch.

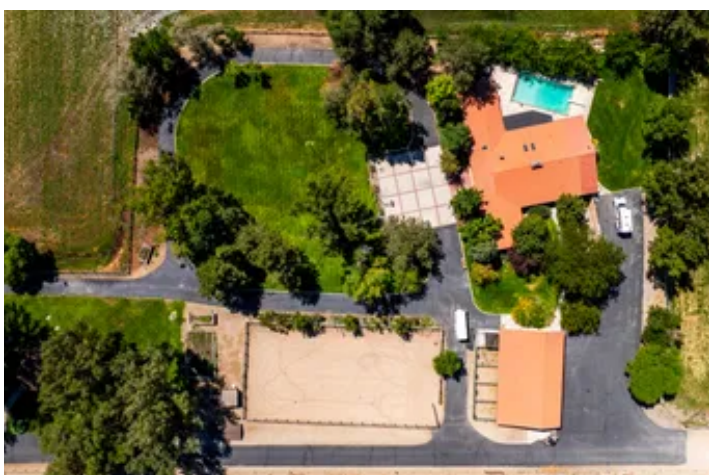
PROPERTY HIGHLIGHTS:

- Productive and income-generating premium grass hay operation
- 119 irrigated acres with 4 CFS-permitted water rights
 - 80 acres irrigated with pivots
 - 27 acres irrigated with wheel lines
 - 12 acres irrigated with flooding
- Three cuttings of premium grass hay annually
- 7.1 tons per acre of premium grass hay harvested
- Four landscaped acres at the ranch headquarters
- Three total homes on the property

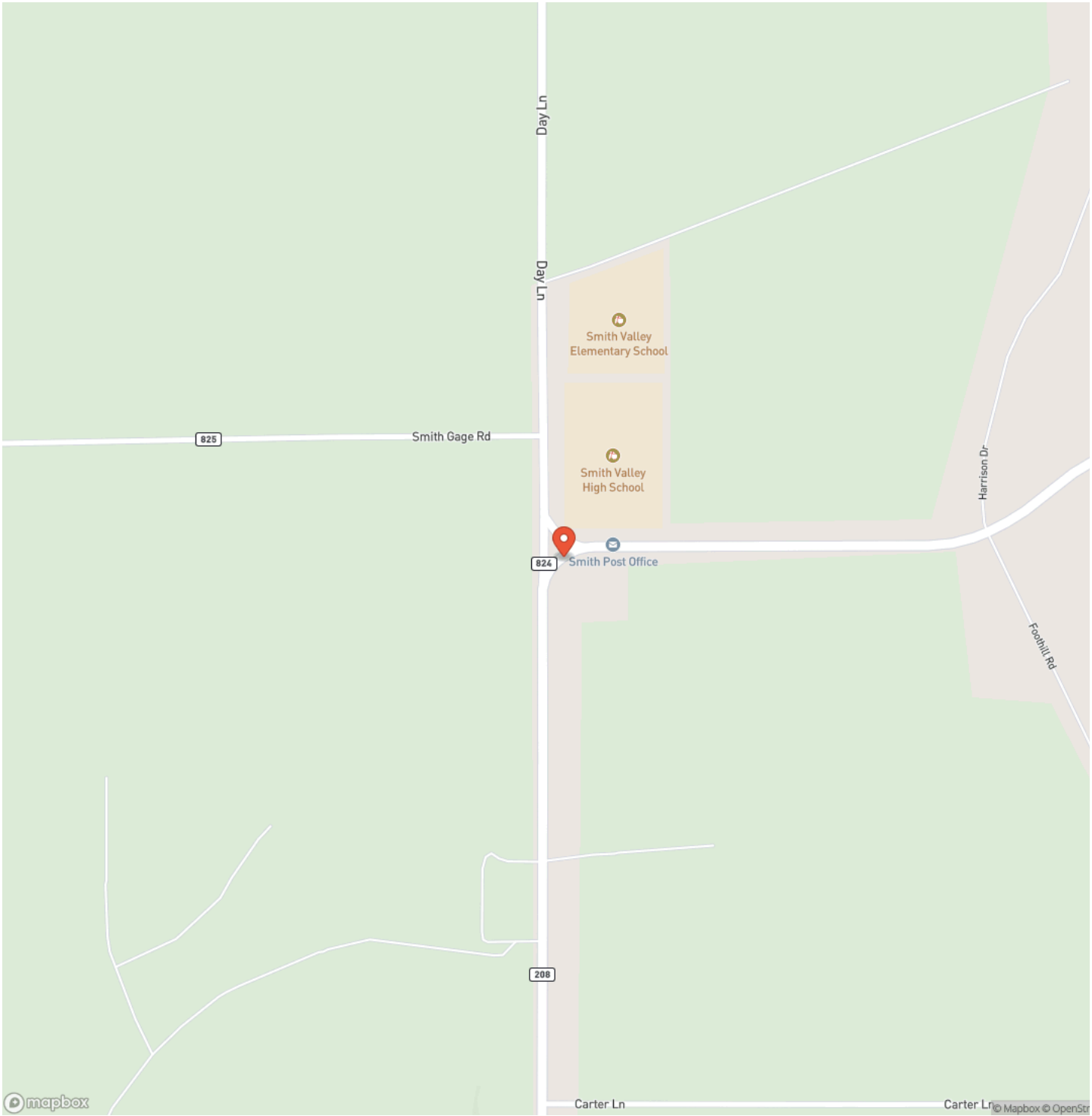
- Main home - 4,934 SF with 4 beds/3.5 baths
- Guest house - 1,100 SF
- Bunkhouse - 1,500 SF
- Three buildable parcels
- Horse barn, equipment shed, hay barn, heated cattle barn, heated shop, & various outbuildings
- Year-round recreational activities
- ATVing, hiking, camping, fishing, kayaking, and in the winter, snow sports
- About one hour from Lake Tahoe
- One hour and 30 minutes southeast of Reno, NV



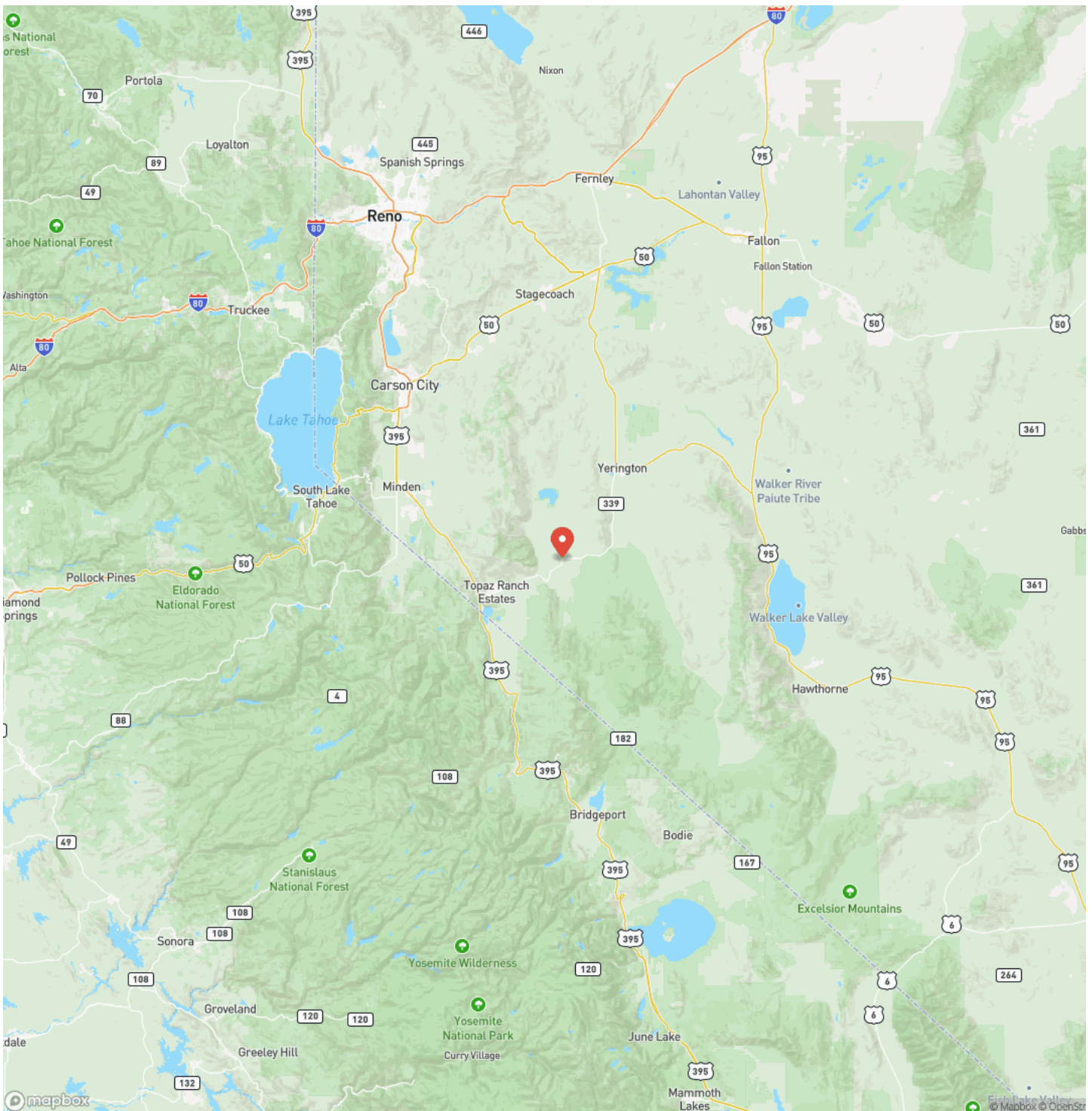
Heller Ranch
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Locator Map



Locator Map



Satellite Map



Heller Ranch
Smith, NV / Lyon County

LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Renfrew

Mobile

(707) 455-4444

Email

info@outdoorpropertiesofnevada.com

Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



Outdoor Properties of Nevada
707 Merchant St
Vacaville, CA 95688
(775) 455-0225
outdoorpropertiesofnevada.com

