



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Paradise Ranch Castle
80 ± Acres
Lander County, Nevada



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Introduction

Situated on 80 acres in the beautiful Reese River Valley, Paradise Ranch Castle was built by a native Ohioan to show his love and appreciation for his wife's willingness to relocate to Nevada. The couple drew up their own plans and did much of the work themselves, creating a home that is both grand and inviting. Furnished with Amish made cabinetry and many unique items of decor, it offers a coziness that belies its massive size. Currently operated as a bed and breakfast, the property offers numerous commercial opportunities, from hosting themed parties and events to serving as a base camp for outdoor enthusiasts, hunters, or corporate retreats. If you prefer to maintain the castle as your private residence, you have plenty of room for hosting family and friends. The main level features three bedrooms, two bathrooms, an expansive dining room, a classic country kitchen, an office, and two inviting living rooms. Downstairs, the dungeon enhances the castle experience. With a secret room and passageway, a full bar, player piano, pool table, jukebox, gaming options, and a pizza oven, it's sure to be a crowd pleaser! Four unfinished bedrooms in the castle turrets increase lodging capacity, and rooftop access offers a spectacular setting for enjoying the Nevada night sky. The nearby Austin airport, with its single 5,999-foot runway, provides convenient access, while commercial service for larger aircraft is available in Elko, Fallon, and Reno. Paradise Ranch Castle is a remarkable property with diverse possibilities, from commercial ventures to a luxurious private residence. Embrace the opportunity to own this enchanting castle in the beautiful Reese River Valley of central Nevada.

Size & Zoning

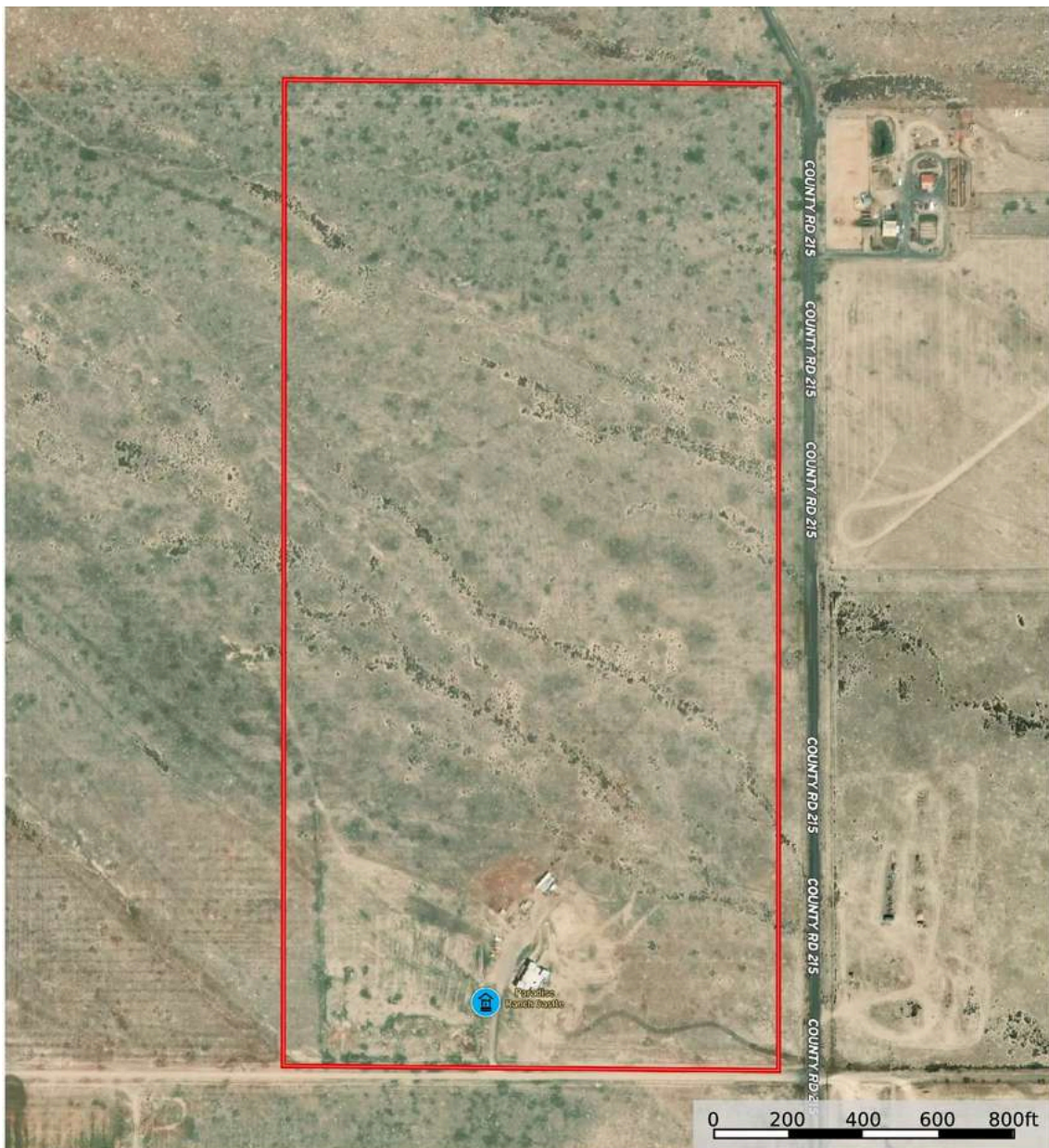
APNs 006-060-45 006-060-46

80 +/- acres

006-060-45 Zoned A3 Use Code 432 (Bed and Breakfast)

006-060-46 Zoned A3 Use Code 280 (Single Family Residential with minor improvements)

Additional 80 acres may be available to purchase as well.



Royal breakfast is served in the opulent dining room



Relax with a good book or movie in one of many comfortable sitting areas





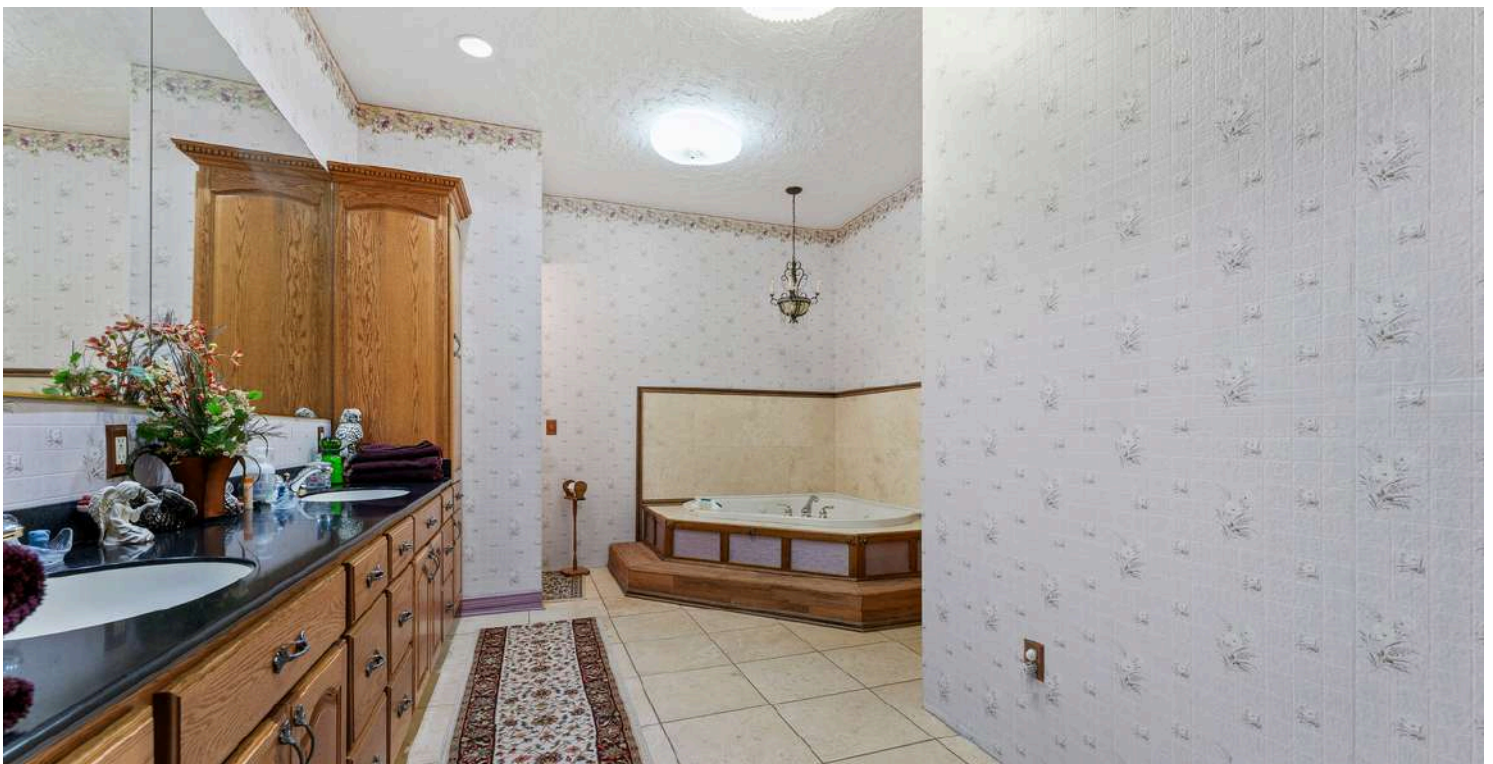
Enjoy pizza and wings and a drink from the bar before shooting some pool.



**Engage in some Nevada style gaming,
or slip off to the secret room for a little solitude.**



**After a day of exploring all the outdoor wonders in the area,
relax in the plush Master Suite.**



Area History

Austin

This area was originally occupied by bands of the Western Shoshone people. David Buell mapped out the town in 1862, and it was named after his partner, Alvah Austin. Silver was reputedly found when a Pony Express horse kicked over a rock and observers noticed the silver--a rush ensued. In 1862 it was designated as the county seat of Lander County. By the summer of 1863, Austin and the surrounding Reese River Mining District had a population of more than 10,000. In 1864 Austin, Upper Austin and Clifton were combined into the "City of Austin". In 1864 Reuel Colt Ridley's impromptu fundraising drive raised over \$250,000 for wounded Civil War veterans, by repeatedly auctioning a sack of flour.

The Nevada Central Railroad was built to connect Austin with the transcontinental railroad at Battle Mountain in 1880. By that time, the silver boom was almost over. Major silver production ended by 1887. In the 1950s there was some interest in uranium deposits in the area but, the ore proved to be low quality. There is still some gold and silver mining in the area, and high quality turquoise is mined in small quantities. Several shops in town create jewelry from the local turquoise. In 1979 the county seat was shifted to Battle Mountain.

Today Austin is considered a living ghost town, and is a good example of early Nevada mining towns. Its historic churches are notable features. The Catholic and Methodist churches were both built in 1866. The Methodist church is now serves as a community center, and the Catholic church is being restored for use as a cultural center. The Episcopal church was built in 1878 and is still in regular use. The International Hotel, said to be the oldest in Nevada, was built in Virginia City in 1859. Parts of it were moved to Austin in 1863. Meals and drinks are still served here, but no rooms are rented. There are other lodging accommodations in town, and Austin makes a great base for exploring the surrounding area.

No longer on the maps, the town of Washington in Reese River Valley allegedly rivaled Austin as a candidate for capital of the Territory. Today the remains of the old post office building and other remnants of mine workings can still be seen.

Area History Continued

Reese River Valley



Prior to 1862, central Nevada was a vast and largely unexplored area. Other than Native Americans, Pony Express riders and overland mail personnel were the only people that inhabited the area. Silver was found in Pony Canyon in May of 1862, and in July the Reese River Mining District was organized

Hundreds of miners arrived at the district in 1862, but it wasn't until January of 1863 that the great Reese River silver rush attracted thousands of miners and prospectors. Austin was established on the slopes of Pony Canyon, and Clifton on the flat at the mouth of the canyon. Ultimately, Austin would become the district's boom town, and by late 1863 Clifton was mostly abandoned.

Today, the valley is home to many beautiful and productive farms and ranches.

The Reese River Valley Scenic Drive is a spectacular sixty five-mile drive through remote valleys surrounded by towering mountains in Central Nevada. The route also goes through the historic town of Lone, passes nearby the Berlin-Ichthyosaur State Park and is the best route to use to access the high-altitude trailheads that lead into the Arc Dome Wilderness of the Toiyabe Mountains.

Area History Continued

Stop by the Austin Historical Society Museum for a glimpse into the past



Take home a unique souvenir of handcrafted jewelry, made with locally mined turquoise



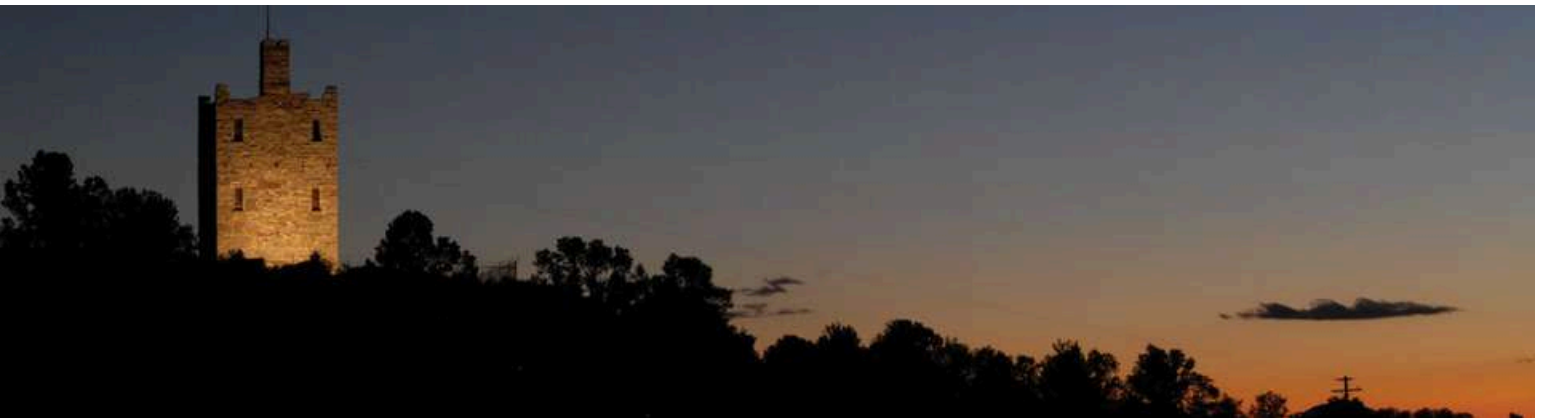
Two of Austin's beautiful churches that have stood the test of time.



Points of Interest

Stokes Castle

Built by Anson Phelps Stokes, a mine developer, railroad magnate, and banker, the Stokes Castle is a notable landmark. Patterned after a medieval tower Stokes had seen near Rome, it is constructed of native granite. The hand hewn blocks were raised into place with a winch and secured with rock wedging and clay mortar. It originally had 3 floors, each with a fireplace, plate glass windows, balconies on the 2nd and 3rd floors, and a rooftop terrace. It was lavishly furnished and intended to be the family's summer home. They occupied it for June and July of 1897, and it has stood vacant since then.



Spencer Hot Springs

Get off the beaten path and enjoy a soak in Spencer Hot Springs. Time your visit to catch a Big Smoky Valley sunset! Wild burros may be coming in to water. Access off highway 376 east of Austin.



Points of Interest Continued

Hickison Petroglyphs

Panels of ancient petroglyphs give a glimpse into the lives of the Western Shoshone who were in this part of Nevada's Great Basin. If you hike up to the summit, you can enjoy 100-mile views of the Big Smoky Valley below.



Toquima Cave Pictographs

About 45 minutes southeast of Austin at Pete's summit, within the Toquima mountain range, is Toquima Cave. Here you can see some of the best preserved pictographs in North America. Made by the Western Shoshone as well, but unlike the petroglyphs, color is incorporated into the design.



Points of Interest Continued

Berlin Ichthyosaur State Park

Berlin-Ichthyosaur State Park contains a town built in the 1890s that is preserved in a state of arrested decay. A true Nevada ghost town, many of Berlin's original buildings remain and some of its original residents are interred in the town's cemetery. Trails throughout the town site tell the story of Berlin and its mine. The park is also home to the most abundant concentration, and largest known remains, of Ichthyosaurs, an ancient marine reptile that swam in a warm ocean that covered central Nevada 225 million years ago. The fossils are protected and displayed at the park's Fossil House.



Recreational Opportunities

There's certainly no shortage of ways to enjoy the great outdoors in Central Nevada. Whether you're a hiker or prefer to take your 4x4, Kingston Canyon is a great trip. Chase rainbow trout or picnic at Grove's Lake, or hit the road and follow the old Pony Express Trail. If you're a hunter or just like to watch the wildlife, this area will not disappoint.



Recreational Opportunities Continued



There are plenty of peaks to challenge you in the Toiyabes, and the 36.4 mile Toiyabe Crest Trail is a mildly challenging route. The North and South Forks of Washington Creek converge near the trailhead.



Property Summary

Expansive, custom built castle on 80 acres, 12 miles from Austin, Nevada. Currently used as a primary residence and bed and breakfast, there are many possibilities for a new owner to explore!



All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. The accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada, Inc., or the Sellers, and prospective Buyers are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice and any offer presented does not have to be accepted.



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