

Bently Ranch
1089 Stockyard Road
Minden, NV 89423

\$90,000,000
12,369.690± Acres
Douglas County



Bently Ranch
Minden, NV / Douglas County

SUMMARY

Address

1089 Stockyard Road

City, State Zip

Minden, NV 89423

County

Douglas County

Type

Farms, Ranches, Business Opportunity

Latitude / Longitude

38.977000 / -119.773000

Acreage

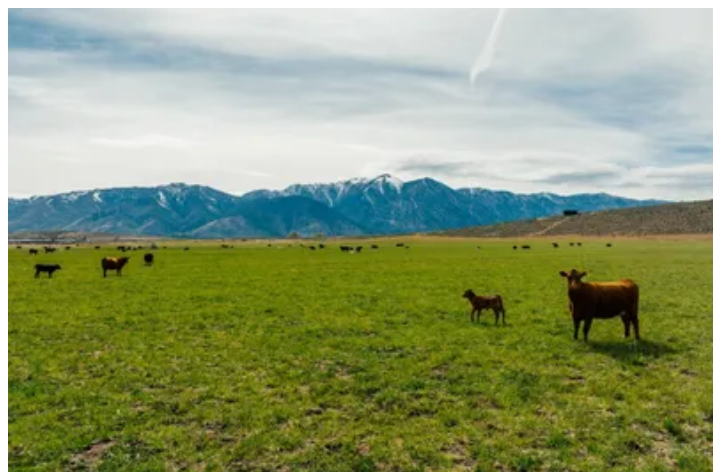
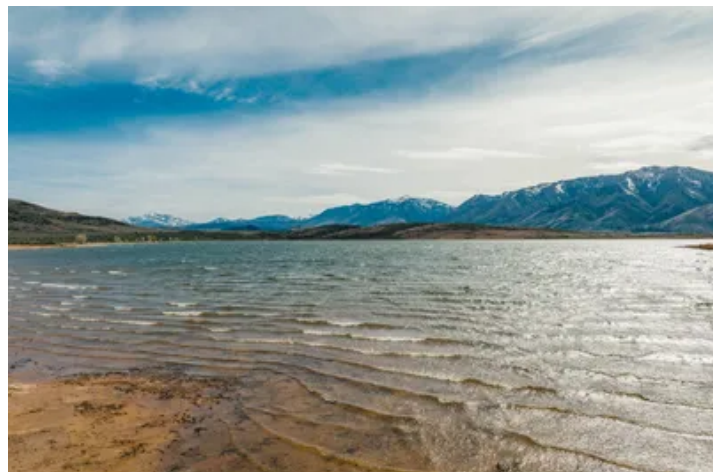
12,369.690

Price

\$90,000,000

Property Website

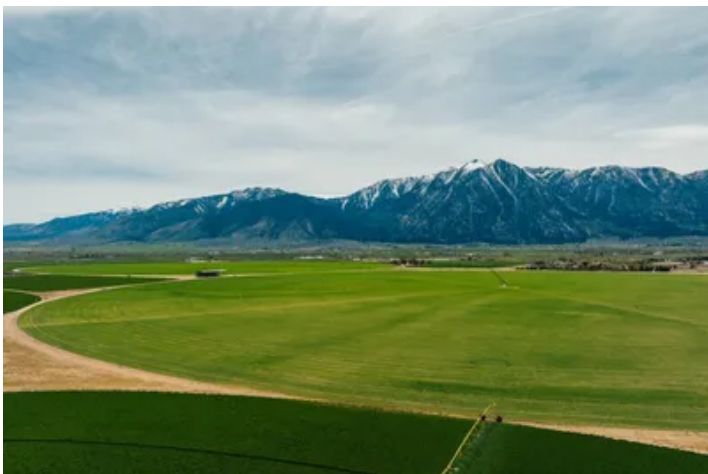
<https://www.landleader.com/property/bently-ranch-douglas-nevada/32490>



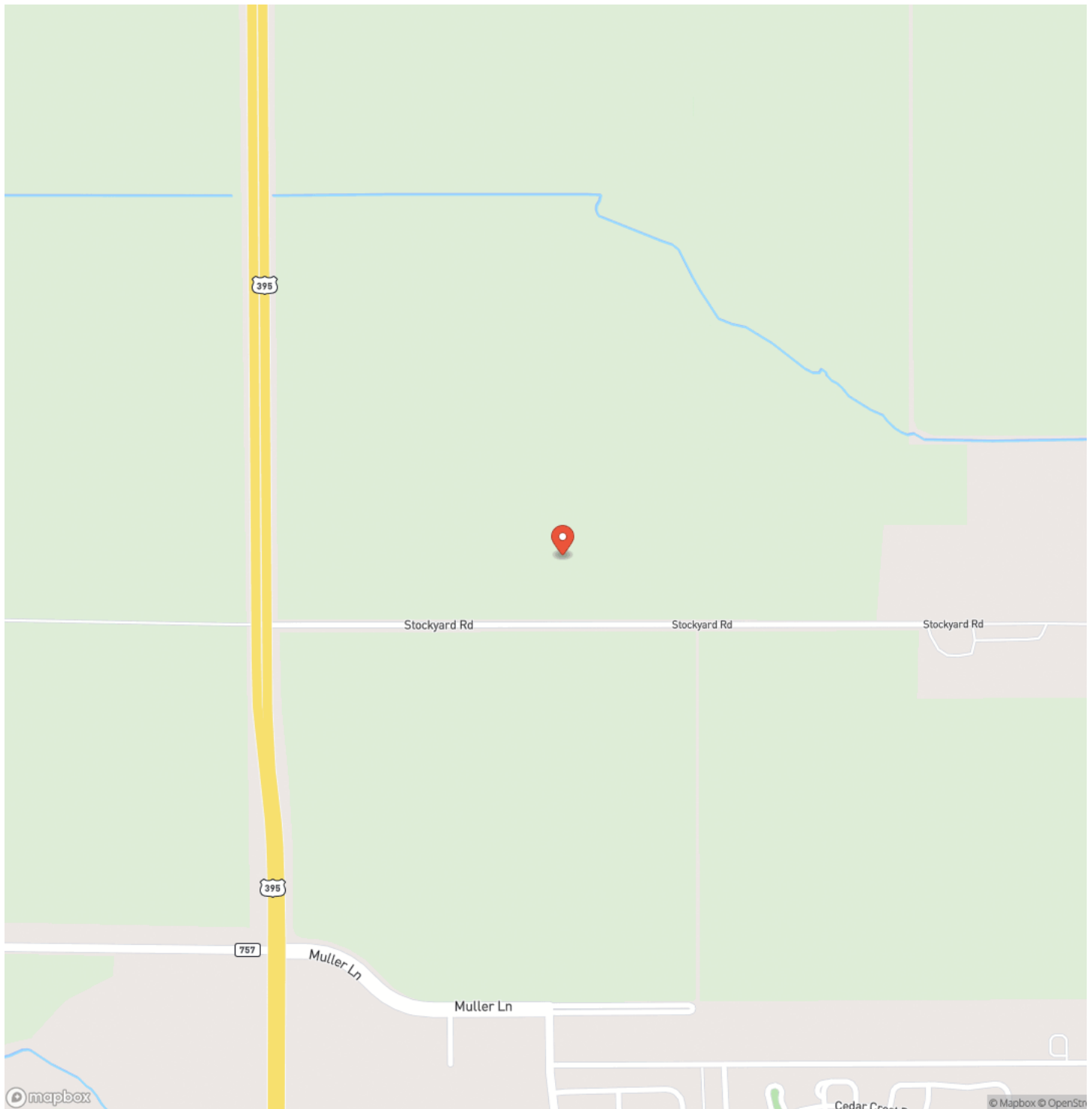
PROPERTY DESCRIPTION

Bently Ranch is on the market for the first time ever selling all of its agricultural holdings. Situated on the eastern slope of the Sierra Nevada Mountain range in Minden, Nevada, the property is located just 25 minutes from the popular Lake Tahoe area and just minutes from downtown Minden and Gardnerville. This incredible 12,369.69 deeded acre property is being sold as one unit, offering a once in a lifetime opportunity. The owners started to accumulate land in Nevada in 1997 and instituted a cattle program in 2012. Over the last several years, they have focused on sustainable farming, aiming to grow a variety of crops that are used in the distilling industry. The grains and botanicals grown on the ranch produce some of the world's finest spirits. What makes this possible are the senior water rights and the reservoirs used for irrigation. Water is abundant here on the Bently Ranch. There are about 6,046-acres irrigated with 34 pivots. Water on the property includes 3,746-acre-ft Mud Lake and 1,784-acre-ft East Valley Reservoir. Senior water rights are from the West and East fork of the Carson River. Currently being grown on the property are grains of wheat, rye, barley, & oats as well as premium alfalfa. Improvements include ten homes, four bunkhouses, seven shops, five horse barns, twelve hay barns, twelve storage barns, a feedlot, and compost facility.

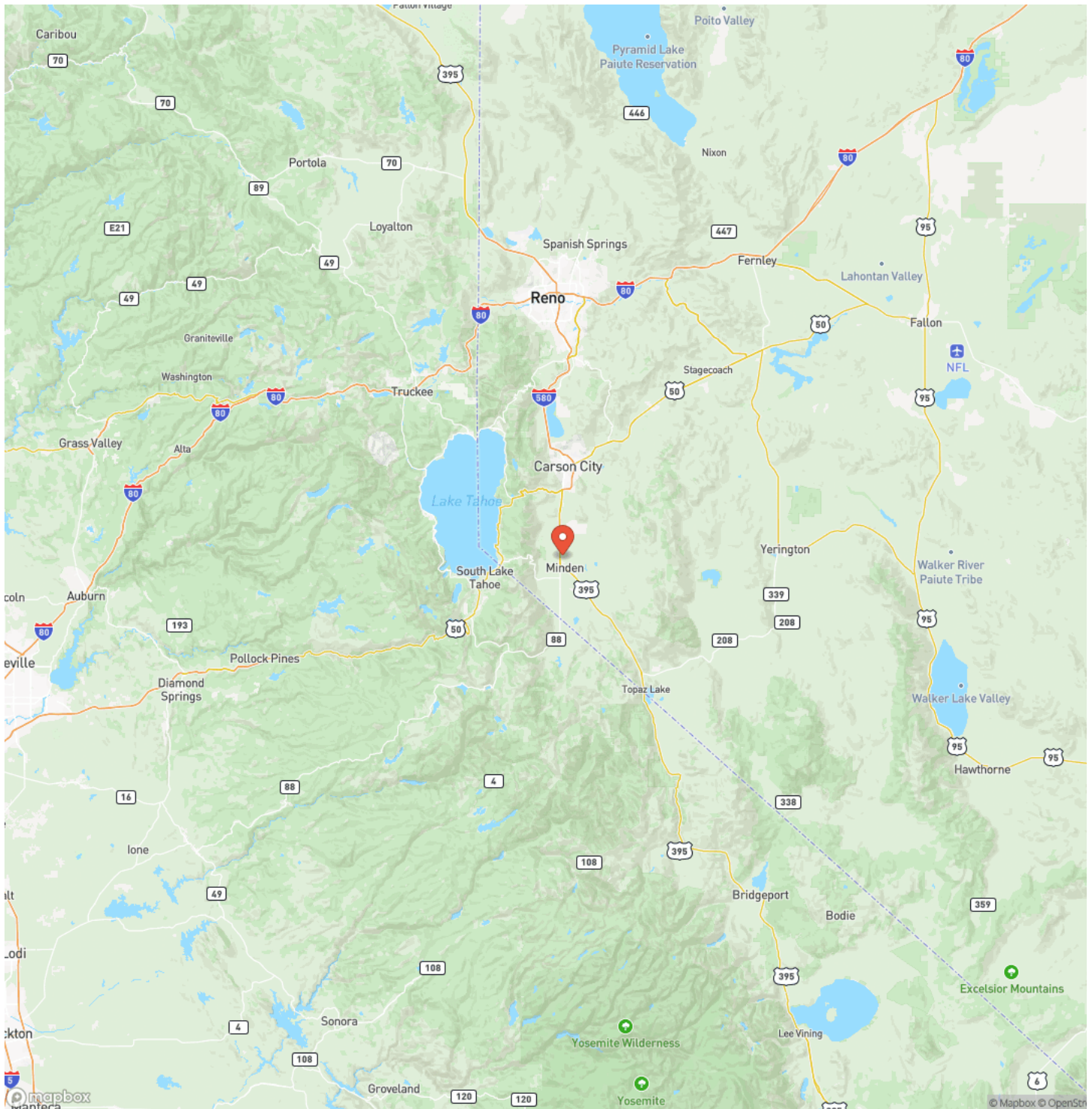
Bently Ranch
Minden, NV / Douglas County



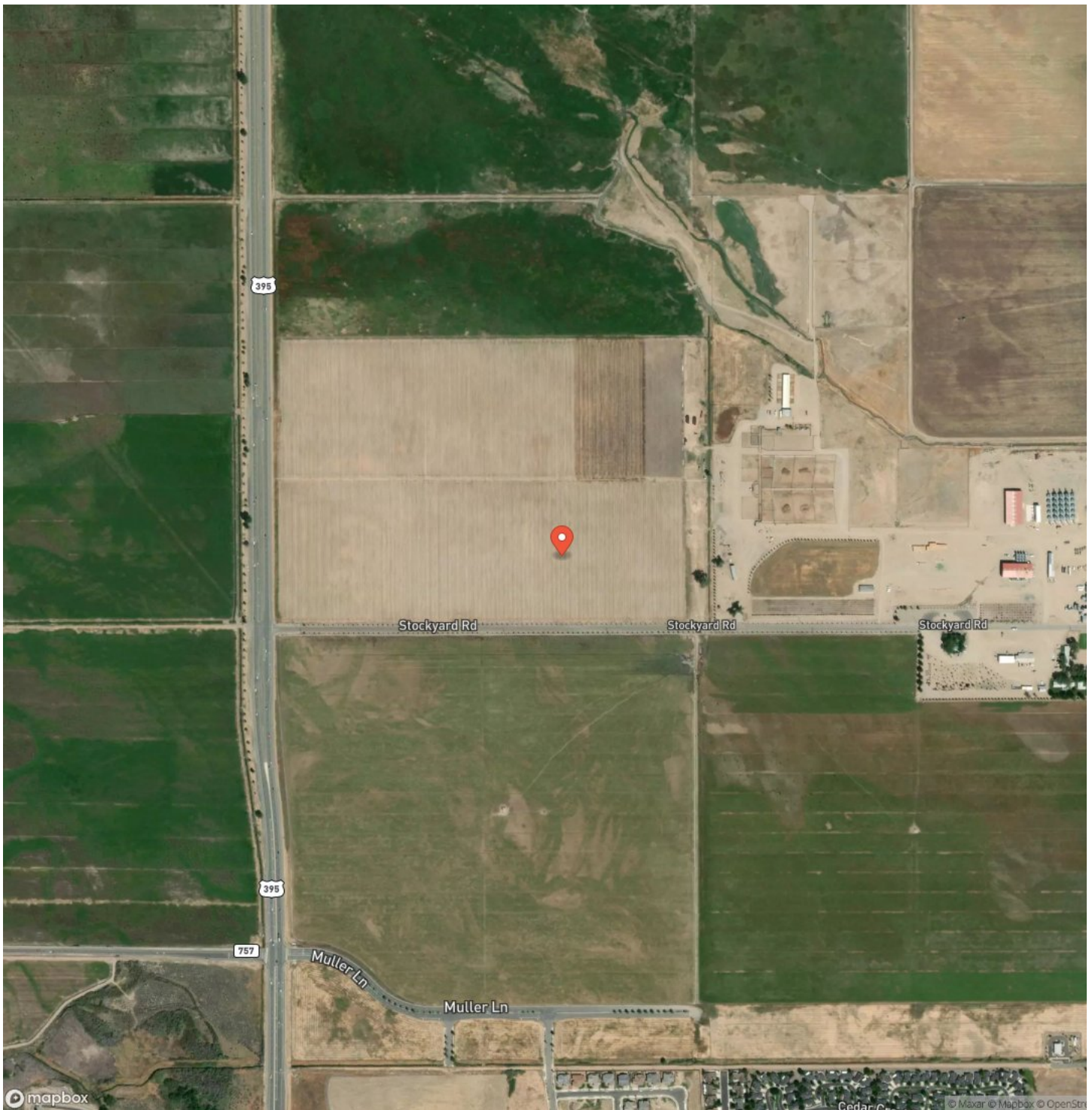
Locator Map



Locator Map



Satellite Map



Bently Ranch
Minden, NV / Douglas 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

[illegible]

MORE INFO ONLINE:

outdoorpropertiesofnevada.com

This image shows a single sheet of white paper with horizontal blue 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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

