

# Carson Valley - Eagle Meadows Ranch Parcels



## Carson Valley, Nevada

The Carson Valley stretches east from the foothills of the majestic Sierra Nevada's Carson Range to the beautiful Pine Nut Mountains, and south from Carson City to Topaz Lake. Centrally located just 15 miles south of Nevada's state capital and a 20 minute drive from Lake Tahoe, Carson Valley is recognized as the gem of northern Nevada. Here you can still find miles of open space, expansive ranches and farms. Carson Valley is historic, in the path of the Pony Express and home to Nevada's oldest settlement, and the valley offers a wealth of outdoor recreation activities. The very mild climate brings nearly 300 sunny days a year. And, the Carson Valley is a lesser-known, slower-paced and convenient gateway to the Lake Tahoe area.

## Eagle Meadows Ranch Parcels

The Eagle Meadows Ranch Parcels are located in a very private and quiet area of the Carson Valley with spectacular mountain and valley views in every direction. There are several natural pond sites on the ranch. The neighboring ranch to the north is in a conservation easement and the neighboring ranch to the south is proposed for a conservation easement. Power and telephone are installed underground. Water rights are available for purchase separately. This is an excellent opportunity for a buyer seeking a large parcel for a custom home. A developer may want to purchase all of the parcels for a planned community.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.  
Jan Cole, land-water.com 702-270-9194

- 20 acres - Parcel # 1219-13-000-029 – List Price \$836,842.00
- 20 acres - Parcel # 1219-13-000-030 – List Price \$836,842.00
- 20 acres - Parcel # 1219-13-000-031 – List Price \$836,842.00
- 20 acres - Parcel # 1219-14-002-051 – List Price \$836,842.00
- 39 acres - Parcel # 1219-23-001-046 – List Price \$1,631,843.00
- 40 acres - Parcel # 1219-24-001-003 – List Price \$1,673,685.00
- 80 acres - Parcel # 1219-13-000-032 – List Price \$3,351,553.00
- 80 acres - Parcel # 1219-24-001-007 – List Price \$3,351,553.00

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Jan Cole

Listing Real Estate Broker

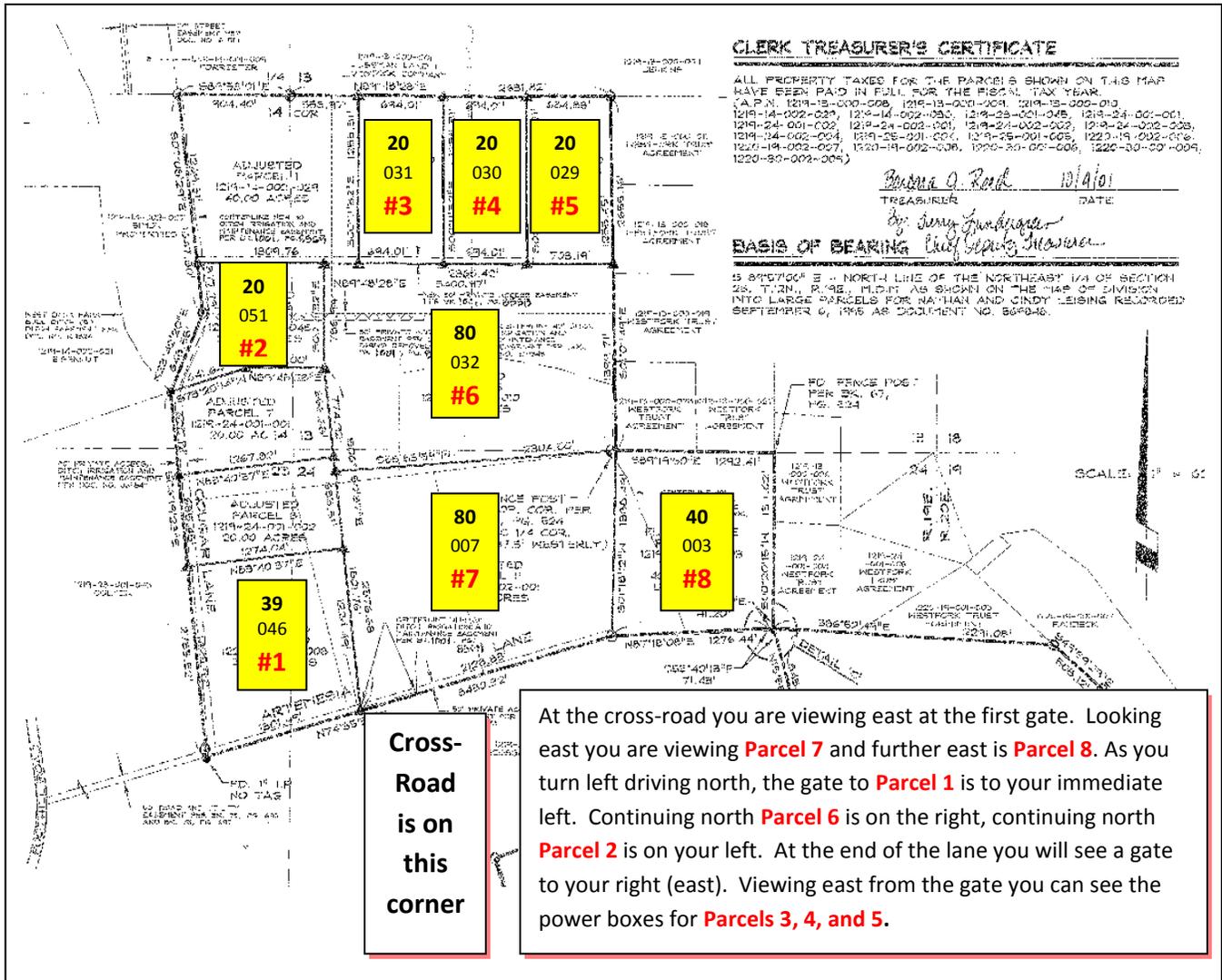
Specializing in Land and Water Rights

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Call me today for further information about this spectacular property!

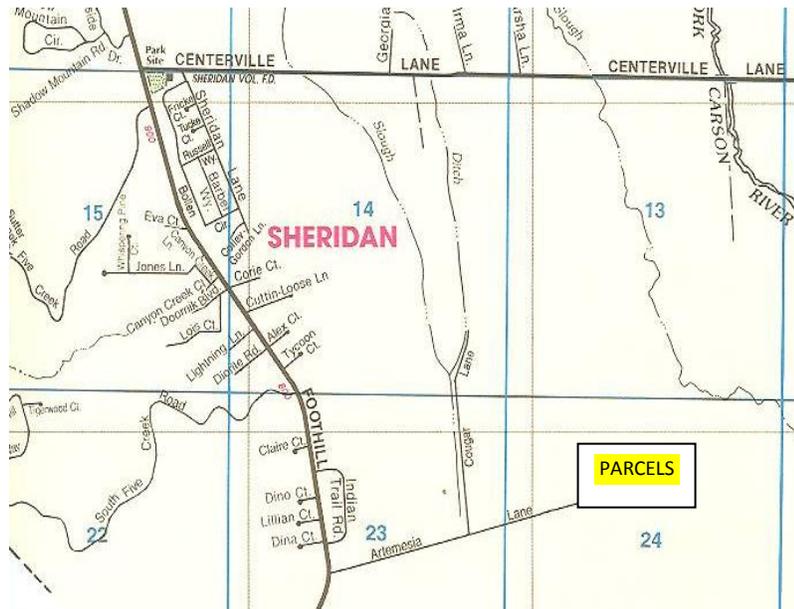
**Parcel Map**

The parcel map below shows parcel size on the top of the box and the last 3 digits of the parcel number in the middle. The signs on the fences have the assigned numbers shown in red.



## Driving Directions

Take Foothill Road south past Kingsbury. Turn east on Artemesia Lane and drive east to first cross-road, turn left.



## Location

The Eagle Meadows Ranch Parcels are located approximately:

6 miles south of Gardnerville, NV

18 miles east of South Lake Tahoe

19 miles south of Carson City, the state's capitol

51 miles south of Reno/Tahoe International Airport

The Eagle Meadows Ranch is in a quiet, private location between Foothills Road and State Highway 88.

## Elevation

The elevation is approximately 4,750 feet above sea level.

## Topography

The Eagle Meadows Ranch is fairly flat with some roll. The topography has numerous natural pond sites.

## History

Carson Valley has a rich historical heritage dating back to the 1850's when it became one of the favored stopping places for immigrants in wagons and on horseback. Gardnerville, Minden, and Genoa all share an interwoven history of early mining and agricultural settlement. Genoa, established in 1851 is Nevada's oldest permanent settlement. Genoa will take you back to the days when Carson Valley was a bustling agricultural center for miners of the Comstock Lode. Gardnerville got its start in 1879 when Lawrence Gilman purchased the Kent House and had it moved to a parcel of land on the east fork of the Carson River. Minden, established in 1905, is a European-style planned community designed around a town square. A self guided tour of historic and recreational points of interest in Genoa, Minden, Gardnerville and the rest of Carson Valley is available online at <http://www.visitcarsonvalley.org>. You can travel back in time by following the maps and taking the tours outlined. This "*driving and walking tour*" is designed to introduce you to the historic valley. There is plenty to do and discover Carson Valley and friendly people to meet along the way. Mormon Station State Park offers fascinating historical accounts of the exploits of Snowshoe Thompson and his epic sojourns across the frozen Sierras.

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## **Wildlife**

### ***Birds In Carson Valley***

Carson Valley is an area of extensive agricultural fields and shrub-steppe south of Carson City. The entire area is good for raptors and waterfowl in winter. Guided tours of ranches and the Carson River are available in late February. The Nature Conservancy (TNC) owns several hundred acres of wetlands southeast of Genoa. Carson Valley is a [Nevada Important Bird Area](#). **Best time of year:** Winter for raptors and waterfowl; spring and summer for nesting songbirds and Tricolored Blackbirds. **Notable species:** For the entire area, wintering raptors include Bald and Golden Eagles, Rough-legged and Ferruginous Hawks, and Prairie Falcon. Red-tailed Hawk, Northern Harrier, and American Kestrel are resident. White-faced Ibis and a modest number of Sandhill Cranes may be observed. A colony of Tricolored Blackbirds breeds in the Carson Valley, the only known occurrence in Nevada.

### ***Fishing in Carson Valley***

The West Fork of the Carson, heavily planted with rainbow and cutthroat trout by the DFG and Alpine County, is a favorite of fly fishermen, bait anglers and lure tossers. Anglers now have a great place to fish for rainbow trout and Lahontan cutthroats with the recent completion of the fishing access at the DFG's Hope Valley Wildlife Area, located on the West Fork of the Carson River in Carson Valley, one of the Sierra Nevada's most gorgeous valleys. The fishing access, dedicated last October by the DFG, Alpine County, and the State Wildlife Conservation Board, is located in a 2,850 acre wildlife area 15 miles south of South Lake Tahoe at Pickett's Junction, near the intersection of Highways 88 and 89.

### ***Hunting in Northern Nevada***



Nevada's big game species include mule deer, Rocky Mountain elk, three sub-species of bighorn sheep, pronghorn antelope, and mountain goat. Nevada's big game hunts are conducted by a random draw process and are available to those 12 years old or older. Applications are generally available in mid-March and the application deadline is around mid-April. A second drawing is conducted for remaining tags in June, and any remaining tags after that draw can be applied for on a first-come, first-served basis. Mountain lion tags are available over the counter and furbearers can be hunted or trapped with a trapping license. Upland game birds like chukar partridge, California and Gambel's quail, ruffed grouse, pheasant, blue grouse, dove, and the Himalayan snowcock are popular upland game, or hunters may choose to hunt

waterfowl or certain migratory birds. Unprotected species like coyote and black-tailed jackrabbit may be hunted without a hunting license by both residents and nonresidents, but a trapping license is required to trap them.

## **Recreation**

If it is not here, it is really close by. Some of the popular activities include golf, gaming, horseback riding, fishing, mountain biking and road biking, hunting, trap shooting and four wheeling. There are also spas, hot springs, museums, ballooning and gliding, flight schools, bowling alleys, movie theaters...even a winery. Only minutes away in the summer you will find boating and lake activities at Topaz Lake and Lake Tahoe, and in the winter, skiing, snowboarding and cross-country skiing.

## **Schools**

Public schools are located in Gardnerville for all grade levels. Western Nevada Community College is located in Carson City and the University of Nevada Reno is located in Reno.

## **Douglas County**

Douglas County Population 42,810

Lake Tahoe Basin Population approx 7,139

Douglas County is located in the western portion of Nevada bordered by Lyon County, Carson City, and the state of California. The two major towns are Minden and Gardnerville, but also included are Genoa, Topaz Lake, Stateline/Kingsbury, Roundhill, Zephyr Cove, and Antelope Valley. Carson Valley comprises the towns of Minden (the County seat), Gardnerville, and Genoa. Douglas County was established in 1861 and encompasses 751 square miles, which makes it the third smallest land area within the state, but the fifth most populated. The county has grown 177% over the last 20 years. Carson Valley is connected to Lake Tahoe by an 11-mile drive on SR207 (Kingsbury Grade). Average elevation for the Valley is 4,750 feet and Lake Tahoe's average elevation (top of Kingsbury Grade) is 7,280 feet.

### **Taxation in Nevada:**

The incentives of doing business in Nevada are expansive. Nevada boasts one of the most liberal tax structures in the nation and from a tax-planning perspective, the return on investment in the form of tax saving dollars can be enormous.

In Nevada, you **WILL NOT** pay any of the following state taxes:

- Personal Income Tax
- Corporate Income Tax
- Franchise Tax on Income
- Unitary, Inventory Tax Inheritance, Estate, Gift Tax
- Admissions, Chain Store Tax

### **Taxation in Douglas County:**

Sales tax 6.5%; property tax rates in Douglas County range from \$1.77 to \$3.22 per \$100 assessed valuation. Differences within each county result from additional rates imposed within different townships and improvement districts.

## **Climate**

Close proximity to the mountains causes one of the greatest temperature ranges in the continental United States. The climate is arid with warm summers, moderate winters and cool night temperatures year-round. The distinction of all four seasons can be enjoyed. Experience beautiful Nevada skies, spectacular sunsets and over 295 days of sunshine.



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