

# Rainbow Canyon – The Conaway Ranch



## **Rainbow Canyon**

Rainbow Canyon is named for its spectacular rainbow colored rock walls. Meadow Valley Wash, a year-round spring fed stream, waters thousands of trees along its banks as it flows through the canyon. Ancient Indians inhabited the canyon and artifacts recovered from caves carbon date their occupation to 5,000 years ago. In the 1860s settlers established ranches in the canyon to supply beef, fruit and vegetables to the surrounding mining towns.

## **The Conaway Ranch**

The history of the Property dates back to the 1860s when the Conaway Ranch was one of the first cattle ranches in the region. It was a favorite place of writer Zane Grey, who enjoyed staying at the ranch while he was writing about the wild west. Howard Hughes, Summa Corporation, owned the Conaway Ranch in the 1970s where he intended to develop a destination resort. In the 1980s a developer drilled water wells, built a community sanitary sewer and leach field, and built a 9-hole golf course on the ranch. A full 18-hole course was planned and could be accommodated.

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**Jan Cole, land-water.com 702-270-9194**

The golf course is grown over with natural cover, but pressure pumps and some underground infrastructure remain. A domestic well and the community leach field served several homes and golf club facilities during the years that the golf course operated, and currently serves two existing homes on the golf course.

- **647+/- Total Acres including 592+/- acre-feet of water rights**  
**List Price for total acreage and water rights of the ranch: \$16,479,000**

**Ranch can also be purchased as follows:**

**120 Acres within the city limits of Caliente**

- **30.98 acre parcel** – Fronts Highway 93, south of Highway 93, east of the city's Meadow Valley Industrial Park, views south into Rainbow Canyon, city sewer, city water, and city power to site.  
List Price: \$1,858,800.00
- **13.59 acre parcel** – Fronts Highway 93, north of Highway 93, views south into Rainbow Canyon, city water and city power to site, city sanitation close.  
List Price: \$611,550.00
- **75.41 acre parcel** – Hillside, north of Highway 93, views south into Rainbow Canyon, city water and city power to site, city sanitation close. City's new 600,000 gallon water tank is located on this parcel.  
List Price: \$2,639,350.00

**527 Acres in Rainbow Canyon**

- **101.77 acre parcel** – Fronts Highway 317, east of Highway 317, nice corner parcel that could be commercial, several interesting home sites along the canyon walls, follows the canyon walls south into Rainbow Canyon.  
List Price: \$1,526,550.00
- **72.47 acres in two parcels** – Fronts Highway 317, east of Highway 317, north boundary is the entrance to Kershaw-Ryan State Park, parcel extends east along park entrance, gorgeous meadow with spectacular rock wall backdrop, includes 190.5 AFA of water rights.  
List Price: \$2,515,800.00
- **234.19 acres in five parcels** – Fronts Highway 317, east of Highway 317, former 9 hole golf course, year-round spring fed stream runs down through the middle of the former golf course, two 2 bedroom, 2 bath homes (currently leased month-to-month), community sanitation system still functioning, 4 reservoir lakes, underground golf course irrigation mainline still in serviceable condition, spectacular rock wall backdrop, includes 294.97 AFA of water rights.  
List Price: \$5,725,125.00
- **21.342 acres** – Fronts Highway 317, west of Highway 317, year-round spring fed stream running through, includes 38.04 AFA of water rights.  
List Price: \$605,430.00
- **25.857 acres** – Fronts Highway 317, west of Highway 317, meadow, includes 64 AFA of water rights.  
List Price: \$867,855.00
- **62.235 acres** – Access from Highway 317, cross over Union Pacific railroad, west of the railroad, meadow, spectacular rock wall backdrop, very private, north portion will have easement for existing underground community leach field for golf course sanitation system.  
List Price: \$933,525.00

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## **Outdoor Recreation**

Five of Nevada's state parks are in Lincoln County. Kershaw-Ryan state park, known for its wild grape vines climbing the sheer cliff walls, adjoins the Conaway Ranch and has full day use facilities including a volley ball court and horse shoe pits. Cathedral Gorge State Park and Beaver Dam State Park are approximately 15 miles north, Echo Canyon State Park and Spring Valley State Park are approximately 35 miles north and both have reservoirs stocked with rainbow and cutthroat trout. The region has miles of off-road trails for horseback riding, ATV riding, mountain bike riding, and hiking.

## **Hunting in 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.

## **Lincoln County**

Lincoln County was established in 1866 after Nevada moved its state line eastward and southward at the expense of Utah and Arizona territories. It is named after Abraham Lincoln, the 16th President of the United States. Few places offer the rich mix of scenic and historic locations found in Lincoln County which lies at the very heart of Nevada's "Pioneer Territory". Historic landmarks and colorful pasts epitomize the small towns scattered throughout Lincoln County. Lincoln County is home to five state parks and an endless variety of recreation opportunities. According to the U.S. Census Bureau, the county has a total area of 10,637 square miles. The population of Lincoln County is 4,100, with most of the population living in the towns of Caliente, Panaca, Pioche and Alamo. Caliente is the only incorporated community in Lincoln County. Evidence of Caliente's historical roots as a railroad town is its mission-style railroad depot. City offices, an art gallery, library and Southern Nevada Community University computer lab now occupy the historical railroad depot. The Lincoln County Hospital is also located in Caliente and the Lincoln County Airport is about 12 miles north of Caliente.

**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 Lincoln County:**

In Lincoln County, the sales tax rate is **6.75**. In Lincoln County, the 2006-07 average county wide tax rate is **3.0766**.

## **Elevation**

The elevation is 4,300 feet above sea level.



## Climate

This area enjoys a high desert climate with temperatures typically 10-15 degrees cooler than Las Vegas. The average growing season is 140 days.



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Jan Cole

Listing Real Estate Broker

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Call me today for further information about this spectacular property!

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# Proposed Construction Projects in the Region

Two of the largest proposed public works projects in the history of the State of Nevada are progressing in northeastern Nevada



**Southern Nevada Water  
Authority Groundwater Project**  
<http://www.nvgroundwaterproject.com/html/index.html>

Water wells and water pipeline  
Ely to Las Vegas.

Projected to employ  
approximately 1,000 during  
construction

Estimated \$3.6 Billion budget

**Department of Energy  
Railroad Project**  
<http://www.yuccamountain.org/transport.htm>

Railroad from Caliente to Yucca  
Mountain

Projected to employ  
approximately 1,000 during  
construction

Estimated \$3 Billion budget



NV Energy has announced plans to build four power plants (two 750 megawatt, two 500 megawatt, for a total of 2500 megawatts), named the Ely Energy Center, north of Ely and a major new power transmission line from the new power plants to Las Vegas. It will be the largest energy development project since Hoover Dam.

Estimated \$5 Billion budget

<http://investors.sierrapacificresources.com/phoenix.zhtml?c=117698&p=irol-newsArticle&ID=802146&highlight=>

LS Power is planning to build a 1600 megawatt power plant north of Ely and a major new transmission line from its new power plant north to Idaho and south to Las Vegas.

Estimated \$3.6 Billion budget

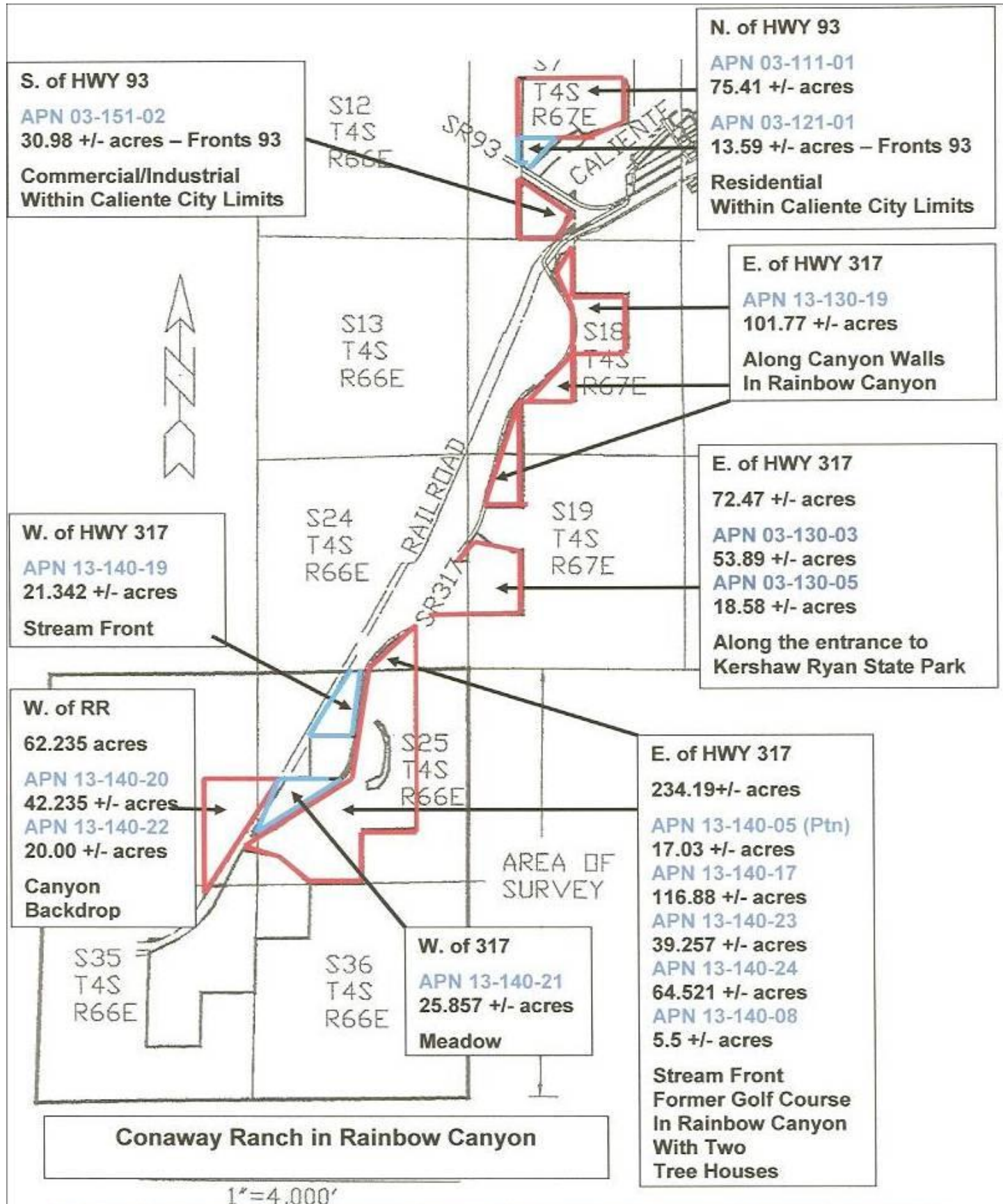
<http://www.lspower.com/projects.htm>

The draft EIS (Environmental Impact Statement) has been completed by the BLM (Bureau of Land Management) on LS Power's proposal. The development of an EIS has just started for the Ely Energy Center proposed by NV Energy. The Final EIS for SNWA's pipeline is in late stages of completion. The Final EIS and Record of Decision for the DOE's railroad are complete. The DOE has a pending application with the Surface Transportation Board for their approval. All of the projects have published construction schedules which began immediately upon final federal, state and county approvals

Only 2% of the land in Lincoln County is privately owned. Of that 2%, only a small percentage has water rights available for purchase. This is an excellent time to invest in this region as progress on these multi-billion dollar projects continues.



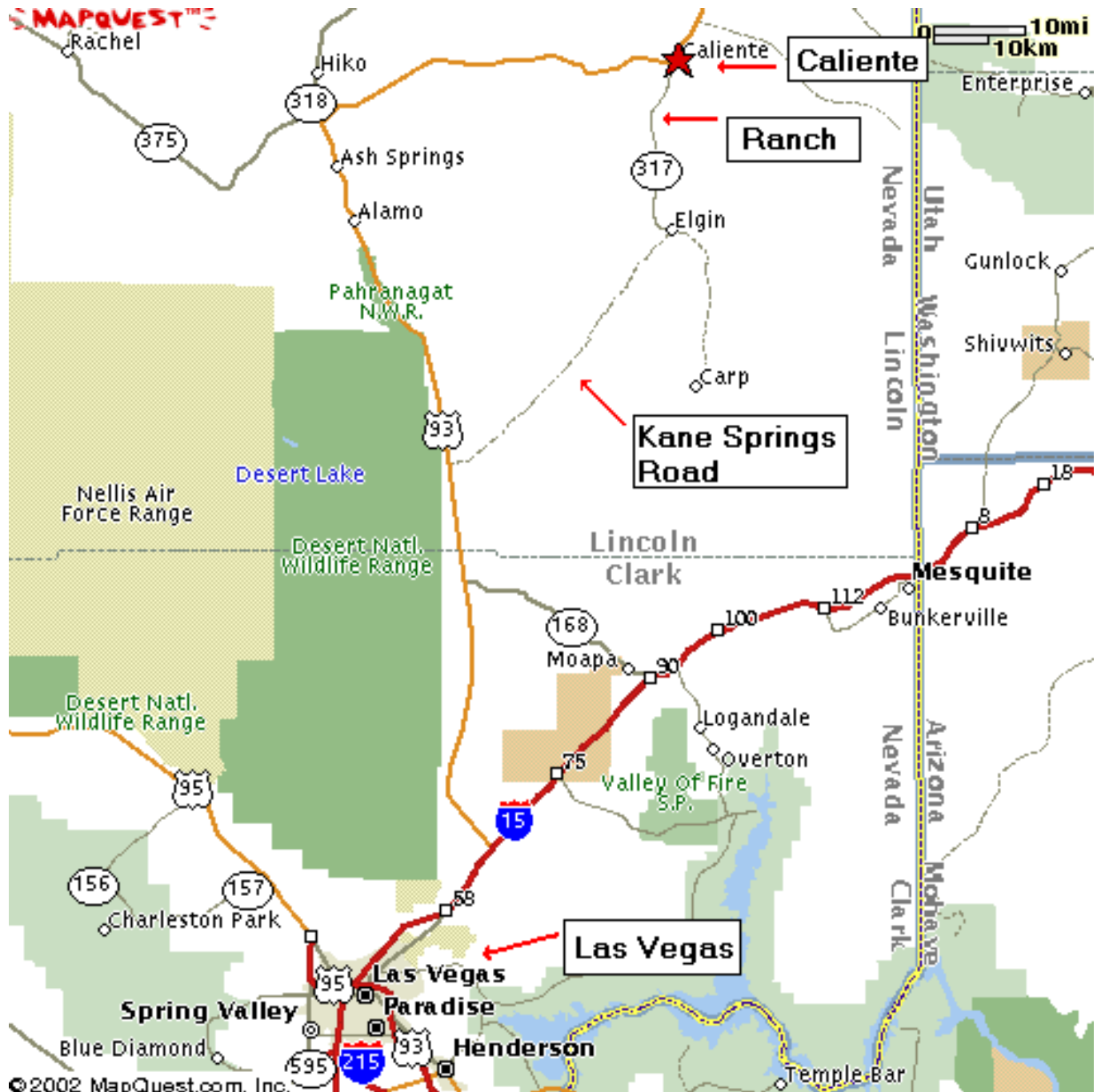
# Conaway Ranch Parcel Map



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# Conaway Ranch Regional Map

Driving Directions: Take Interstate 15 north from Las Vegas to the Highway 93 exit. Take Highway 93 north to Caliente. Take Highway 317 south into Rainbow Canyon.



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