

# Conaway Ranch in Rainbow Canyon

629 Acres – 500 AFA of Water Rights



## Rainbow Canyon

Rainbow Canyon is named for its spectacular multi-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 Man inhabited the canyon and artifacts recovered from caves carbon date occupation to 5,000 years ago. In the 1860s, settlers established ranches in the canyon to supply beef, fruit and vegetables to the nearby mines and towns.

## The Conaway Ranch

The history of the Conaway Ranch dates back to the 1860s as 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 subsequent owner developed a 9-hole golf course on the ranch, which operated from 1984-86. The golf course is grown over with natural cover, but pressure pumps and some underground infrastructure remain. A community sanitation system served several homes and golf club facilities during the years that the golf course operated, and currently serves three existing homes on the former golf course.

**629 +/- Total Acres including 500 +/- acre-feet of water rights**

**List Price for total acreage and water rights of the ranch: \$16,734,505.00**

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

**16.42 +/- acre parcel** – Fronts Highway 93, south of Highway 93, views south into Rainbow Canyon, city sewer, city water, and city power to site. Meadow Valley Wash year-round spring fed stream flows along east boundary. Within Caliente City Limits.

Zoned: Highway Commercial.

List Price: \$985,200.00

<http://www.visualtour.com/shownp.asp?T=2039099>

**14.54 +/- acre parcel** – South of Highway 93, views south into Rainbow Canyon, city sewer, city water, and city power to site.

Meadow Valley Wash year-round spring fed stream flows along east boundary. Within Caliente City Limits.

Zoned: Mobile Home/RV Estates.

List Price: \$872,400.00

<http://www.visualtour.com/shownp.asp?T=2981527>

**19.14 +/- acre parcel** – Fronts Highway 93, north of Highway 93, views south into Rainbow Canyon, city water and city power to site, city sanitation close. Within Caliente City Limits. Zoned: R1 Residential.

List Price: \$611,550.00

<http://www.visualtour.com/shownp.asp?T=2039112>

**77 +/- acre parcel** – Hillside, north of Highway 93, views south into Rainbow Canyon, city water and city power to site, city sanitation close. Within Caliente City Limits. Zoned: R1 Residential.

List Price: \$2,639,350.00

<http://www.visualtour.com/shownp.asp?T=2039093>

**111.08 +/- acre parcel** – Fronts Highway 317, east of Highway 317, nice corner parcel that could be commercial, several interesting home or commercial sites along the canyon walls, follows the canyon walls south into Rainbow Canyon. Within Caliente City Limits.

Zoned: Agriculture.

List Price: \$1,526,550.00

<http://www.visualtour.com/shownp.asp?T=2035620>

**74.92 +/- acres in two parcels (51.50 +/- acres, 23.42 +/- acres)** – Fronts Highway 317, east of Highway 317, north boundary is the entrance to Kershaw-Ryan State Park, parcels extend east along park entrance, spring fed pond, gorgeous meadow with spectacular rock wall backdrop, includes 55.25 AFA of water rights. Within Caliente City Limits. Zoned: Agriculture.

List Price: \$2,572,950.00

<http://view.paradym.com/2035529>

**244.94 +/- acres in five parcels** – Fronts Highway 317, east of Highway 317, former 9 hole golf course, Meadow Valley Wash year-round spring fed stream runs down through the middle of the former golf course, two 2 bedroom, 2 bath homes, community sanitation system still functioning, 4 reservoir lakes, underground golf course irrigation mainline, spectacular rock wall backdrop, includes 294.97 AFA of water rights. Within Caliente City Limits.

Zoned: Highway Commercial

List Price: \$5,725,125.00

<http://www.visualtour.com/shownp.asp?T=1997565>

**25.857 acre parcel** – Fronts Highway 317, west of Highway 317. Fenced meadow. Within Lincoln County.

Zoned: Agriculture.

List Price: \$867,855.00

<http://www.visualtour.com/shownp.asp?T=2035654>

**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. Within Lincoln County. Zoned Agriculture.

List Price: \$933,525.00

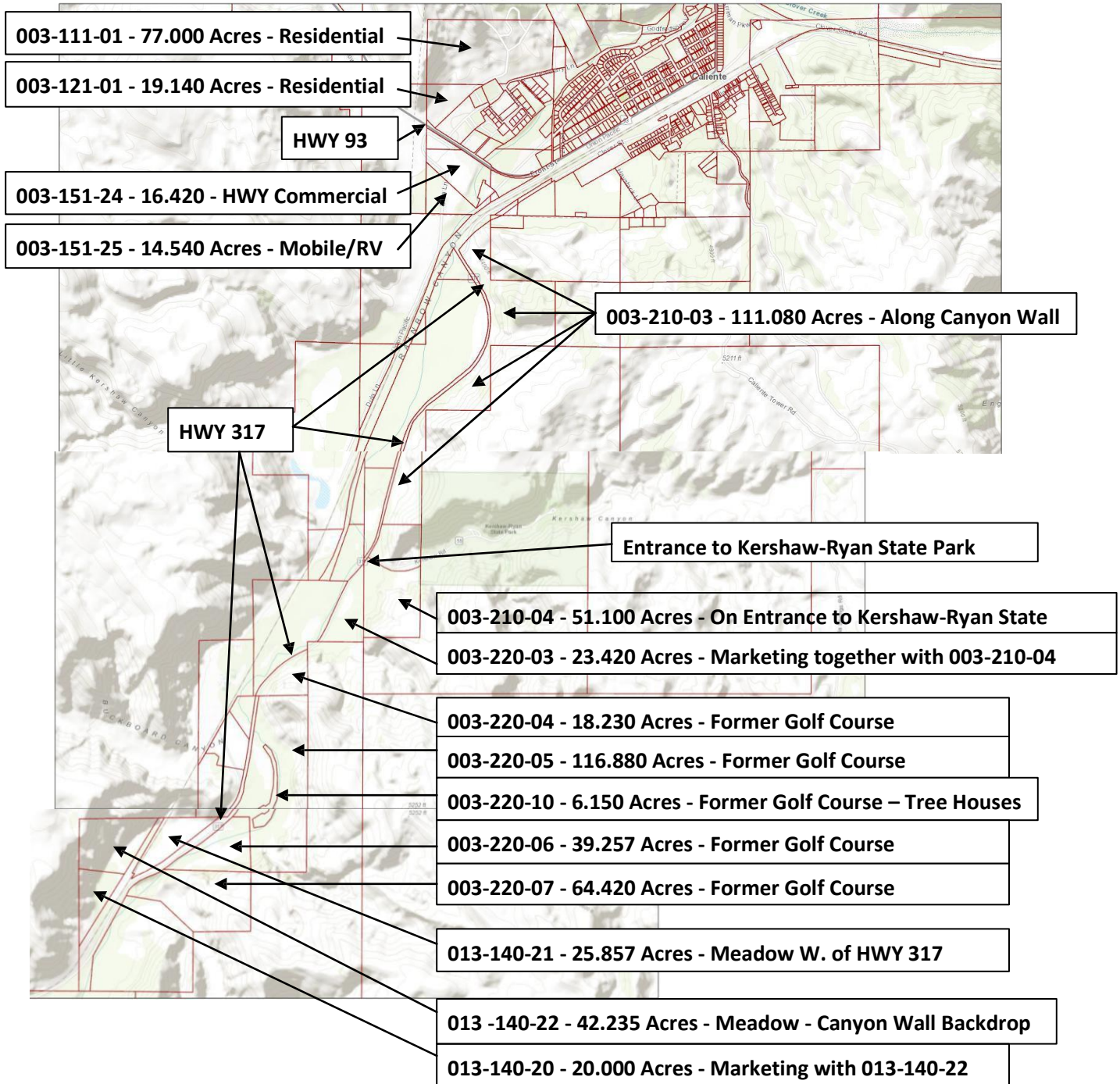
<http://www.visualtour.com/shownp.asp?T=2035685>

**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**

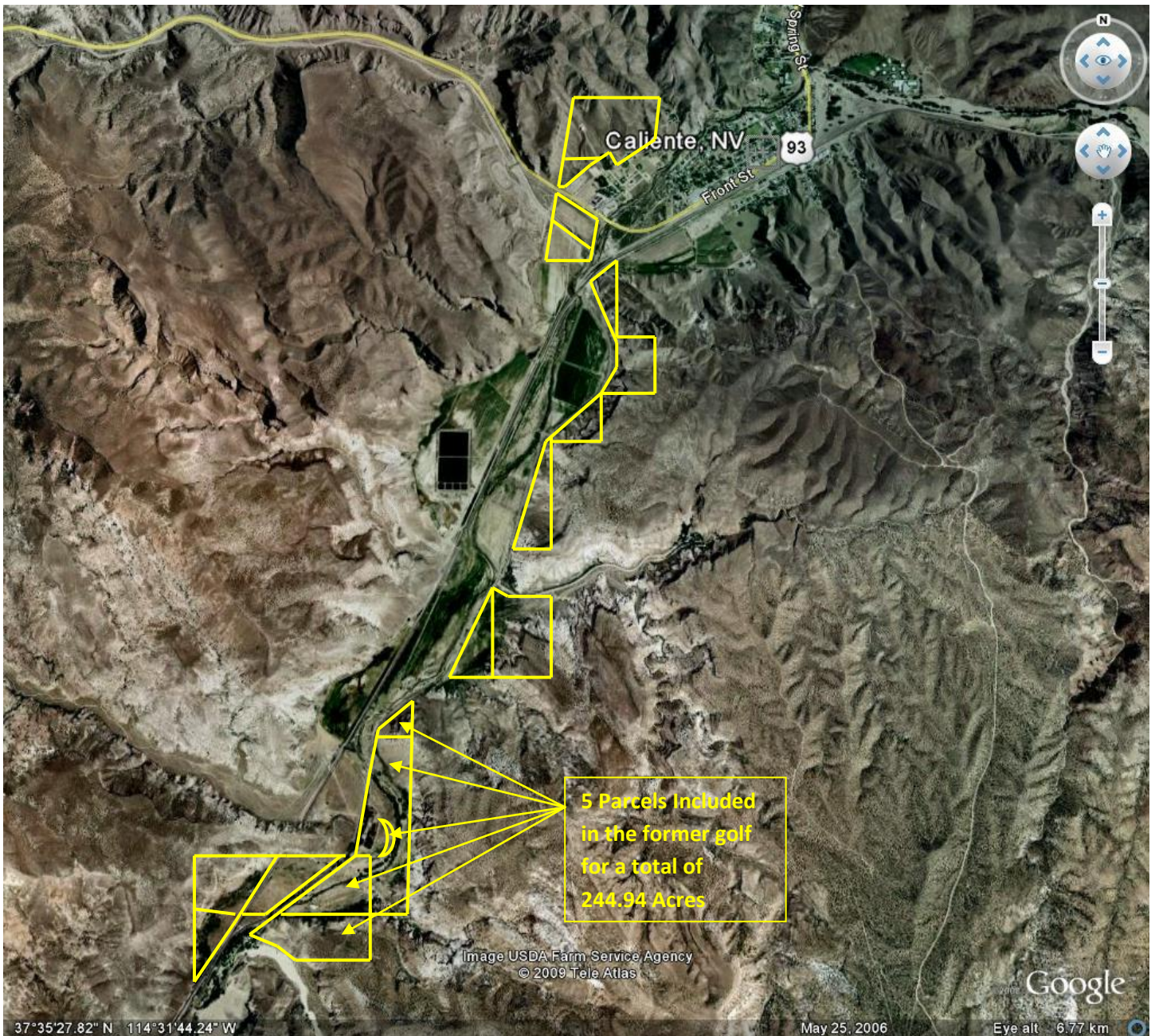


Lincoln County Tax Parcel Viewer



**ALL BOUNDARIES ARE APPROXIMATE.**





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The structure in the distance is the pump house for the underground sprinkler system for the former golf course. There are four lake reservoirs on the Property. Water was pumped from one reservoir into the underground sprinkler system. The two “tree houses”, located just to the left of this photo, were built on pedestals with floor-to-ceiling windows to view down onto the course. They are both 2 bedroom, 2 bath homes. They utilize the community sanitation system installed when the golf course was built. There is also a 2-bedroom, 1 bath, manager’s home, partially restored, with new windows, doors and tile flooring throughout.

At the south end of the former golf course is Boy Scout Falls. The water cascades off rocks into a sandy bottom, shallow pond. One can sit in the sand, recline back against the rock, and let the water flow over the shoulders. Two miles south of the Property is Etna Cave. History books state that, in the 1930s, when the cave was excavated, more artifacts than at any other site in the Southwest were found. Historians believe that it was a storage cave. Items found were carbon dated to 5,000 years ago, which means that “Ancient Man” inhabited the canyon. The canyon walls south of the ranch are adorned with pictographs and petroglyphs. More recent Native Americans referred to the canyon as a “healing place”.

Only 2% of Lincoln County is privately-owned, so the region has miles of trails open to off road recreation.





Golf cart bridge over the year-round spring fed stream.



**Driving Directions:** From Las Vegas take I-15 north to the Highway 93 exit. Take Highway 93 to Caliente. From Caliente, take Highway 317 south, into Rainbow Canyon. The Property is about 2 miles south of Caliente.

Lincoln County Airport is approximately 9 miles north of the ranch. Helicopters can land on the ranch.



## Outdoor Recreation

Six of Nevada's state parks are in Lincoln County. Kershaw-Ryan State Park, known for its wild grape vines climbing the sheer cliff walls, has RV sites, 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 area has hundreds of miles of roads for 4-wheeling and off-road trails for ATV riding, mountain bike riding, horseback riding and hiking.

## Recreational Opportunities

- Six of Nevada's twelve state parks are located in Lincoln County.
- Two of the state parks in Lincoln County have lakes stocked with fish.
- Lincoln County Recreation Link: <http://lincolncountynevada.com/>
- Links to State Parks in Lincoln County:
  - <http://parks.nv.gov/parks/kershaw-ryan-state-park/>
  - <http://parks.nv.gov/parks/cathedral-gorge/>
  - <http://parks.nv.gov/parks/echo-canyon-state-park/>
  - <http://parks.nv.gov/parks/elgin-schoolhouse-state-historic-site/>
  - <http://parks.nv.gov/parks/spring-valley-state-park/>
  - <http://parks.nv.gov/parks/beaver-dam-state-park/>
- Big game, small game, and bird hunting is available in Lincoln county.
- One of Nevada's largest off-road vehicle trail systems, Silver State Trail, is between Caliente and Ely.
  - The Silver State Trail System is a 240 mile BLM maintained trail system:
  - <https://ohv.nv.gov/trails/silver-state-trail-system>
- Hundreds of miles of trails are open to public recreation for off-road vehicles, mountain bikes, horseback riding, and hiking.



- Bicyclists on Highway 317 in Rainbow Canyon along Kershaw-Ryan State Park during Park to Park ride. <https://parktoparkpedal.com/>





- The International Mountain Bicycling Association is designing a new trail system accessed from downtown Caliente. Outside Magazine - The Best 28 Trips of 2016 - Featuring Caliente and Kershaw-Ryan State Park. <http://www.outsideonline.com/2058136/28-places-go-2016> ..... "Then get farther afield in tiny Caliente, 150 miles northeast of Vegas, where IMBA plans to create 42 miles of trails this year. The group's ultimate goal is to build a 150-mile system. Until then, the gravel riding in the area's surrounding four million acres of BLM land is spectacular, and the 15 new campsites at [Kershaw-Ryan State Park](#) just south of town are quiet and tucked away at the base of a 700-foot canyon."
- Caliente hosts large off-road events drawing recreationalists nationally and internationally.
- The region has an interesting history of mining and ranching with numerous mining ghost towns.
- Caliente is 150 miles north of Las Vegas, Nevada, 98 miles southwest of Cedar City, Utah and 105 miles west of St. George, Utah. <https://lincolncountynevada.com/discover/towns/caliente/>
- Caliente has recently spent \$10M+ upgrading and adding new parks to the city. The city has three baseball fields. Summer softball leagues from Las Vegas hold tournaments at these baseball fields. Recently, the city added a linear park along Meadow Valley Wash, a year-round spring fed stream that flows through the city, planted 650 new trees within the city limits, installed turn-of-the-century style street lamps along the linear park and the major streets, and remodeled and updated its swimming pool.
- Caliente has one of only two remaining mission-style railroad depots on Union Pacific Railroad's system, which houses the city offices, library and arts council.



- Caliente is home the Lincoln County Hospital. <http://www.manta.com/c/mmntkijw/lincoln-county-hospital-istrict>
- Lincoln County airport is north of Caliente. The runway has lights for day and night use. <http://www.airnav.com/airport/1L1>
- Visual Tour Link of Caliente and Kershaw-Ryan State Park in Rainbow Canyon: <http://www.visualtour.com/shownp.asp?T=3318359>

## Rainbow Canyon Archeological Sites

As reported by the Ely District Office, Bureau of Land Management

### History:

Ten thousand years ago people were living in Eastern Nevada, seeking out well-watered oases as Rainbow Canyon. Distinctive cultures, today known as the Desert Archaic, Fremont, and Southern Paiute, were visiting Rainbow Canyon and using Etna Cave as a temporary home. Their lifestyles were organized around the hunting of bighorn sheep, deer, rabbits, and the gathering of pinyon nuts, the seeds of Indian Rice Grass and other local plants. Unlike the earlier Desert Archaic people, the Fremont and Southern Paiute grew crops, perhaps planting small fields of corn, beans, squash or sunflowers in the meadows along Meadow Valley Wash.



These people also carefully crafted pottery, stone tools, hide moccasins, and baskets. A large number of perishable artifacts, including sandal fragments and herb bundles, have helped archeologists to date when these different groups were using the natural resources of the canyon. Rock art, appearing as petroglyphs (carved or pecked) and pictographs (painted), offers clues to the beliefs and artistic concepts of these people.

By 1300 AD, the Fremont had disappeared from the archeological record of Southern Nevada, perhaps a result of long-term droughts or other, as yet, unknown factors. Early 19th century Anglo-European explorers reported finding only small groups of Southern Paiutes in the area, who still followed the age-old hunting and gathering practices of the first visitors to Rainbow Canyon.

### Tour:

**Stop 1: Etna Cave** (4.9 miles south from junction of HWY 93 and HWY 317). Park on the right shoulder and walk under the train trestle. Follow the sandy wash through a small tunnel. Continue along the wash for about 400 feet, then look to your left on the tan cliff face for a series of red-orange pictographs at eye-level. The pictographs were painted by unknown prehistoric artists, using hematite, an iron oxide pigment which may have been obtained from the nearby cliffs. The cave is high on the cliff to the right. Hundreds of artifacts excavated there which document a 5,000-year sequence of occupation by the different prehistoric groups of people.





**Stop 2: Grapevine Canyon** (9.7 miles south of Stop 1). Watch for a left turn-off, just after passing under a railroad bridge. Follow the dirt road for about 0.6 mile. Park at a grove of trees. Rock art can be viewed by walking about 100 feet back along the road from the parking area. Also follow a well-traveled foot path south several hundred yards up the slope to a rock overhang. There are pictographs and petroglyphs. More petroglyphs are found along the cliff face on the south side of the canyon.

**Stop 3: Tunnel No. 5** (2.7 miles south of Stop 2). Just past the railroad bridge, look for a dirt road on the right side. Park there and walk back north along the road for about 400 feet towards railroad Tunnel No. 5. Look west and uphill before reaching the tunnel at the darkly stained rocks (desert varnish) strewn along the hillside. Several of these blocks have petroglyphs of bighorn sheep, and possibly elk, carved on the sides and tops.



**Stop 4: Petroglyph Boulder.** (1.9 miles south of Stop 3) Park on the right shoulder of the road (mile marker 39) and look for a boulder covered with petroglyphs. Is this doodling?



**Stop 5: End of the Pavement at the apple orchards at Elgin and Elgin School State Park.** (1.9 miles south of Stop 4).