

FLOWER SPRINGS
3300 HIGH ROCK ROAD

- **40.56 ACRES**
- **NATURAL YEAR ROUND SPRING, POND, AND MEADOW**
- **SITUATED IN VAST WILDERNESS DESIGNATED AREA (SEE ATTACHED MAP)**
- **ONLY SIX PRIVATELY OWNED PARCELS IN THIS AREA AND ALL OWNED BY SELLER**
- **SELLER WOULD CONSIDER SELLING FIVE REMAINING CONTIGUOUS PRIVATELY OWNED PARCELS, TOTALING APPROXIMATELY 279.56 ACRES, WHICH ARE UNDEVELOPED EXCEPT FOR SPRINGS AND MEADOWS ON TWO PARCELS, AND MEADOW ON A THIRD, AT PRICE AND TERMS TBD. LITTLE SMOKEY CREEK PASSES THROUGH THREE PARCELS. ALL FIVE PARCELS RANGE IN SIZE FROM 40 TO 65 ACRES AND MINERAL RIGHTS ARE INCLUDED, PER SELLER.**
- **ALL CONTIGUOUS PARCELS ARE SURROUNDED BY DESIGNATED WILDERNESS AREA**
- **ACCESSED BY GOOD BLM GRAVEL ROAD HOWEVER BLM DOES NOT MAINTAIN ROADS IN WILDERNESS AREAS.**
- **TWO BEDROOM, TWO BATH RESIDENCE WITH 12+ INCH EXTERIOR SITE-SOURCED NATIVE ROCK WALLS**
 - **APPROXIMATELY 1,400 SQ. FT.**
 - **2x6 INCH PERIMETER STUD WALLS FACED WITH ON-SITE NATIVE ROCK**
 - **RADIANT HEAT FLOORING**
 - **METAL ROOF**
 - **SUN ROOM/ENTRY ROOM**
 - **OFFICE**
 - **LAUNDRY & EQUIPMENT ROOM**
 - **PARTIALLY FURNISHED**
 - **COVERED 8 TO 12 FOOT PORCH AROUND ENTIRE HOUSE W/ NATIVE ROCK PILARS**
 - **SOLAR SYSTEM WITH BATTERY BACKUP AND GENERAC GENERATOR FUELED BY 1,000 GALLON PROPANE TANK**
- **TWO CAR OVERSIZED GARAGE WITH LARGE SHOP AREA.**
- **TWO R.V. READY SPACES W/ ELECTRIC, WATER, SEPTIC, AND ONE R.V. SPACE W/ ELECTRIC AND WATER**
- **8 X 20' EQUIPMENT/STORAGE BUILDING**
- **ALL ON-SITE ELECTRICAL REQUIREMENTS ARE PROVIDED BY 16 PANEL SOLAR SYSTEM.**
- **BACK UP 20+KW GENERAC GENERATOR TO RECHARGE SOLAR BATTERIES IF NEEDED**
- **NATIVE ROCK ENTRY GATE POSTS**
- **NINE LANDSCAPING IRRIGATION ZONES ON AUTOMATIC TIMERS**
- **COMPLETELY FENCED**
- **WILDLIFE WATERER BUILT INTO BACK FENCE OUT OF NATIVE ROCK, ACCESSIBLE ONLY TO THE WILDERNESS AREA, BUT VISIBLE FROM PROPERTY**
- **NO CCR'S**
- **HORSES WELCOME...ENJOY UNLIMITED RIDING IN THE SURROUNDING WILDERNESS**
- **AMPLE WATER MAKES THIS PROPERTY IDEAL FOR HUNTERS, PREPPERS, ISOLATIONISTS, FAMILY RETREAT, CORPORATE GETAWAY**
- **WITHIN 45 MINUTES OF BLACK ROCK DESERT AND WORLD FAMOUS BURNING MAN EVENT AND JUST 3 HOURS TO DOWNTOWN RENO, NV AND ITS INTERNATIONAL AIRPORT**
- **1/2 HOUR FURTHER TO LAKE TAHOE**
- **BEAUTIFUL SETTING BETWEEN HILLS AND EXTRAORDINARY MOUNTAINS**
- **WILDLIFE ABOUNDS WITH DEER, ANTELOPE, CHUKKAR, AMONG OTHERS**
- **STAR LINK AT SITE**
- **PRICED AT \$950,000. PRICE OF ADDITIONAL PARCELS TO BE DETERMINED**