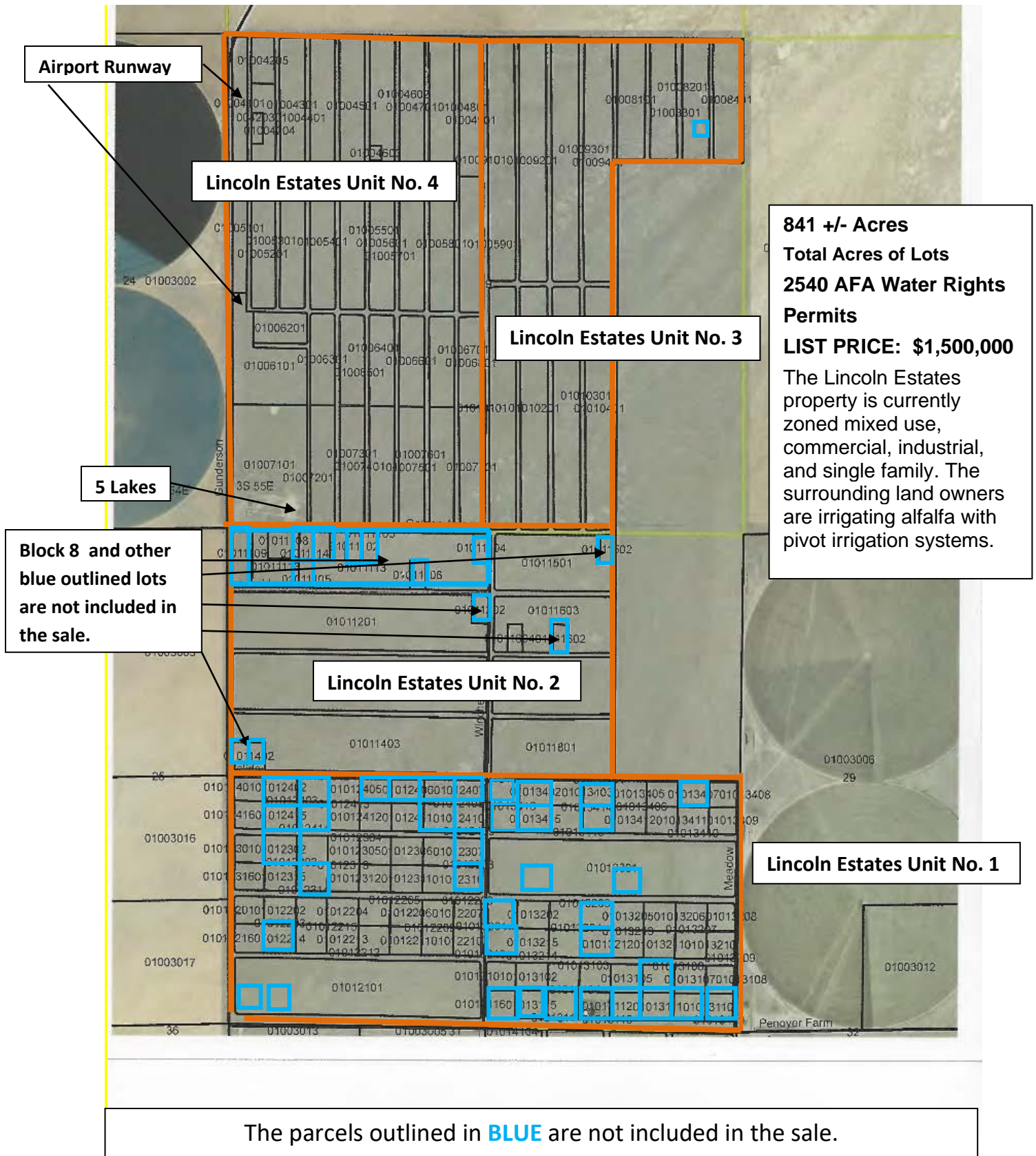


# Lincoln Estates



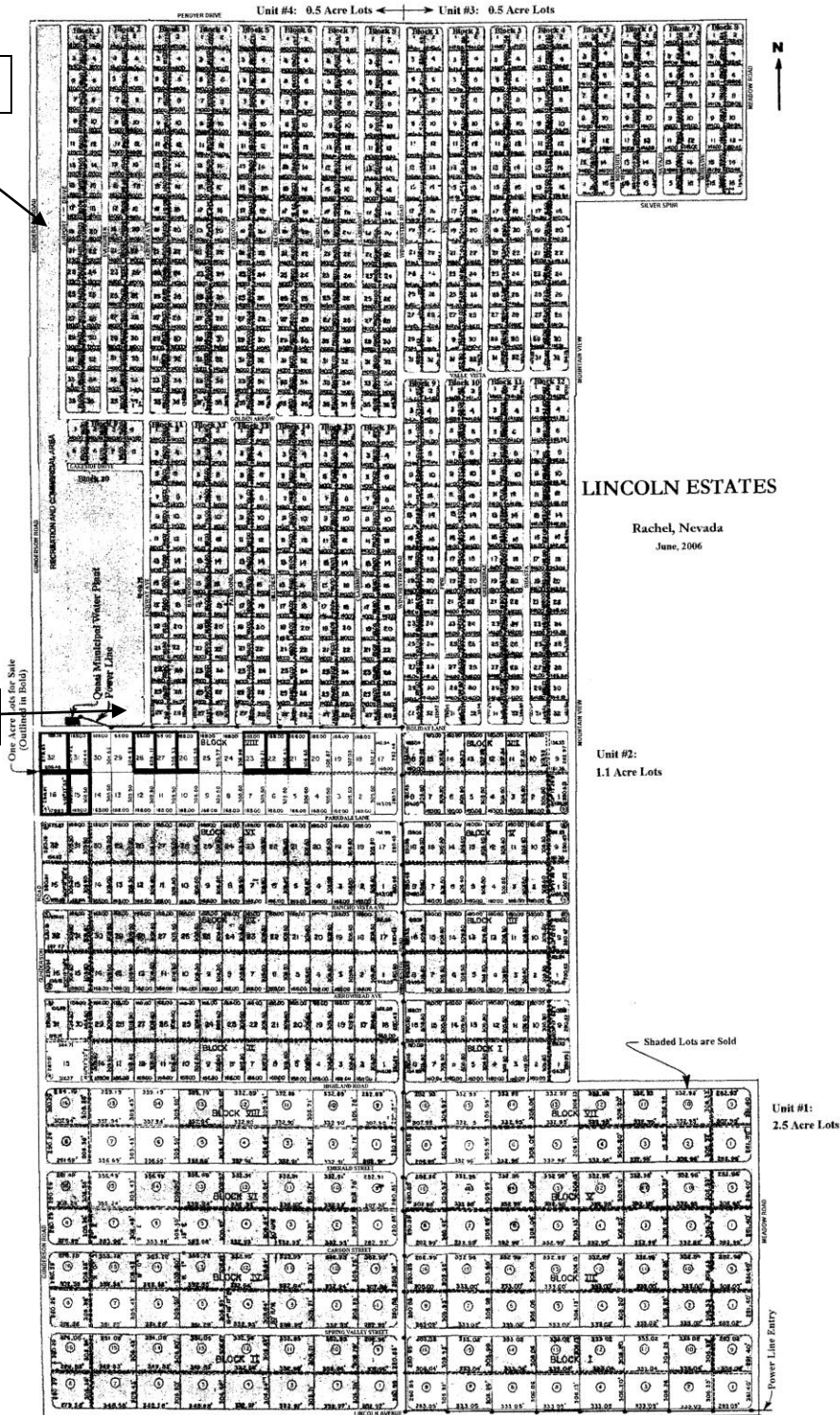
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# Lincoln Estates

Unit 1 is subdivided into 2+/- acre lots. Unit 2 into 1+/- acre lots. Unit 3 and Unit 4 into .5+/- acre lots.

Airport Runway

5 Lakes



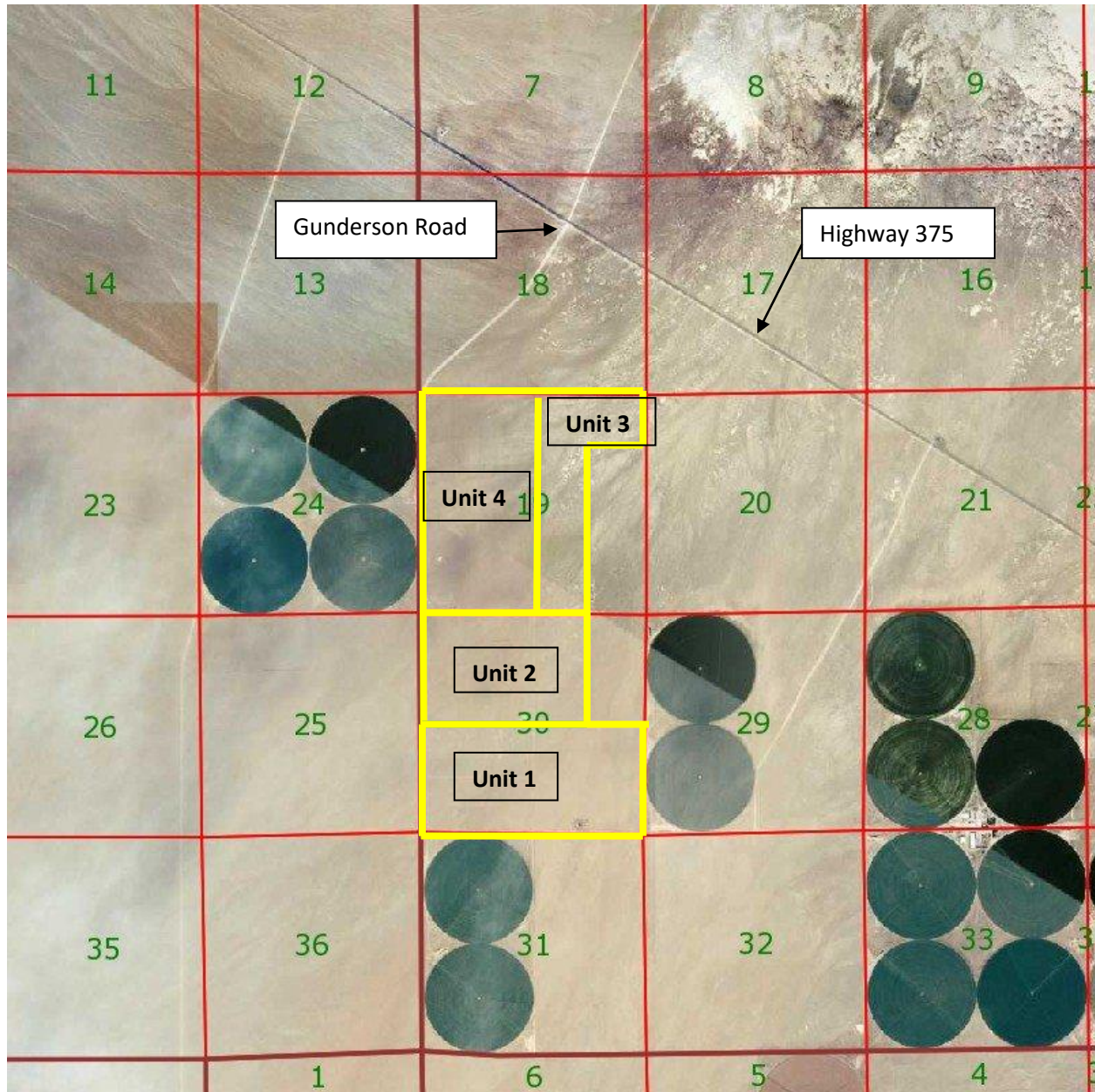
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# Lincoln Estates



The neighboring property owners are irrigating alfalfa with pivot irrigation systems. Lincoln Estates has easy access off of Highway 375. Gunderson Road is a well maintained gravel road. State records show 6 irrigation wells. One well was reconditioned in 2006 and has been used to pump water into the 5 lakes. Seller has no knowledge of the location or condition of the additional wells. Lincoln County Power District #1 has a powerline along Penoyer Road. It turns North and runs along the East side on Winchester Road. Lincoln County Power District #1 states that they can serve the development. Soventix, <https://soventix.com/> had a 60 acre parcel under contract and planned to build a solar field. Nevada Energy would not contract the power. Because Soventix has all of the design and engineering completed, they asked us to tell prospective developers that they are interested in building the solar project to serve the development.

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**Lincoln Estates - Approximately 1037+/- Lots Included in Sale**

**Lincoln Estates - Approximately 841+/- Acres Included in Sale**

**UNIT ONE**

2+/- Acre Lots – 128+/- 2+/- Acre Lots Total

38+/- Lots Sold

**90+/- Lots Included in Sale**

**180+/- Acres Included in Sale**

**UNIT TWO**

1+/- Acre Lots – Blocks 1,3,5,8 – 16 Lots Each – Blocks 2,4,6,8 – 32 Lots Each

192 – 1+/- Acre Lots Total

32 Lots in Block 8 not included in Sale

5 Lots Sold

**155+/- Lots Included in Sale**

**155+/- Acres Included in Sale**

**UNIT THREE**

320+/- .5+/- Acre Lots Total

1 Lot Sold

**319+/- .5+/- Lots Included in Sale**

**159.5+/- Acres Included in Sale**

**UNIT FOUR**

58.24 Acres in 9 Parcels for Airport and Park

464+/- .5+/- Acre Lots Included in Sale

0 Lots Sold

**473+/- Lots Included in Sale (464 + 9)**

**290+/- Acres Included in Sale (58.24 Acres for Airport and Park and 232+/- Acres in .5+/- Acre Lots)**

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# RACHEL LINCOLN ESTATES ZONING

Platted for an airstrip

RM – Medium Density Residential

M1 – Light Industrial

C2 – Heavy Commercial

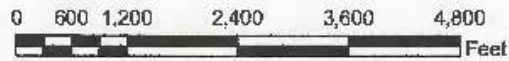
PA – Park

RR7 – 5 Acre Lots

RR4 – Rural Residential – 20,000 SF Lots

RR4 – 1 Acre Lots

RR6 – 2.5 Acre Lots



September 22, 2008



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# Lincoln Estates



Viewing East



Viewing North on Gunderson Road

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# Lincoln Estates

Branded Virtual Tour link:

<https://view.paradym.com/v/Gunderson-Road-Rachel-NV-89001/3526219>

Property Web Site link:

<https://view.paradym.com/propertysite/Gunderson-Road-Rachel-NV-89001/3526219>

841 +/- Acres, 2540 AFA Water Rights Permits. Lincoln Estates is zoned mixed use, commercial, industrial, and single family. It has been subdivided into 2+/- Acre, 1+/- Acre and .5+/- Acre parcels. The surrounding land owners are irrigating alfalfa with pivot irrigation systems. The topography is flat and conducive to construction. This is a great opportunity to construct recreational housing.

Lincoln Estates is located approximately 5 miles north of Rachel, Nevada along Highway 375. Rachel has a restaurant/bar/motel and gas station. The town is located at the southern end of the Sand Springs Valley, a bowl-shaped valley about twenty-five miles wide.

In and around this little town, alfalfa is grown and cattle are raised. Western history buffs may want to explore the mountains surrounding Rachel. Inquire locally for directions. The friendly residents of Rachel invite everyone to explore their town and the surrounding area.

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. Nevada's only national park, Great Basin National Park is north on Highway 93.

Big game, small game, and bird hunting are available in Lincoln and White Pine counties.

Nevada's largest BLM managed OHV off-road vehicle trail systems, Silver State Trail, is in Lincoln County. <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. The region hosts large off-road events drawing national and international riders.

The region has an interesting history of mining and ranching with numerous mining ghost towns.

Only 2% of Lincoln County is privately owned. 98% of Lincoln County is federal land. Most of the federal lands are open to recreational use.

Rachel, Nevada is located along Highway 375. Rachel has a restaurant/bar/motel and a gas station. The town is located at the southern end of the Sand Springs Valley, a bowl-shaped valley about twenty-five miles wide. The children are transported by bus to attend school in Alamo, NV.

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# Lincoln Estates



Antelope grazing on Lincoln Estates.



Rachel is approx. 5 miles from Lincoln Estates.

## Lodging

Little A'Le'Inn: 775-729-2515

Web site: [www.littlealeinn.com](http://www.littlealeinn.com)

## Restaurants

Little A'Le'Inn: 775-729-2515

## Emergency Numbers

Lincoln County Sheriff: 775-962-5151

Fire Department, and community ambulance: 911

G.C. Dils Medical Center, Caliente: 775-726-3171

Nevada Highway Patrol: Dial Operator and ask for Zenith 1-2000

Lincoln County Transportation Bus: 775-728-4477



## Lincoln Estates - 5 Lakes

Very interesting lakes design. The lakes are engineered so that when you fill Lake #1 the water overflows in pipe to fill Lake #2, then overflows to Lake #3, then overflows to Lake #4 then overflows to Lake #5. The well was reconditioned in 2006. We filled Lake #1. Beautiful! The pump is electric. Lincoln County Power District #1 has a power box on the well house. It also served power to a modular development office which was later moved from the site.

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# Lincoln Estates



Viewing East across Lincoln Estates.



Lincoln County, Nevada is a land filled with mountain ranges, windswept valleys, wild horses, cattle ranches and residents that like the country life.

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# Lincoln Estates

## Lincoln County has 6 of Nevada's 12 State Parks:

- 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/beaver-dam-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/kershaw-ryan-state-park/>
  - <http://parks.nv.gov/parks/spring-valley-state-park/>
- Big game, small game, and bird hunting are available in Lincoln County.
- Hundreds of miles of trails are open to public recreation for off-road vehicles, mountain bikes, horseback riding, and hiking.
- The region hosts large off-road events drawing recreationalists nationally and internationally.
- The region has an interesting history of mining and ranching.
- Only 2 % of Lincoln County is privately owned. 98% of Lincoln County is federal land.
- Federal lands are open to recreational use. Because federal lands are leased for grazing, there are trails everywhere.
- Lincoln County has the first OHV (Off Highway Vehicle) Trail System the BLM (Bureau of Land Management) built in the US. They have since built more trails nationally, but the Silver State Trail System is still the largest BLM managed trail in the US. It winds through the mountains with fantastic views of the valleys. <https://ohv.nv.gov/trails/silver-state-trail-system>
- Lincoln County is approximately 10,000 square miles. Only 2% is privately owned. 98% is federal, managed by the BLM, Bureau of Land Management.
- The population of Lincoln County, Nevada in 2024 is estimated to be 4,464. Most of the population lives in the towns, Alamo, Rachel, Panaca, the first town established in Nevada in 1864, and Pioche.
- Las Vegas is approximately 150 miles from Lincoln Estates. Gorgeous drive.
- Coyote Springs Golf Course is approximately 100 Miles from Lincoln Estates. It is a Jack Nicklaus golf course. If you don't golf, go along in the golf cart to enjoy the desert landscaping, lakes and water falls. It is one of a kind. <https://www.coyotesprings.com/> If you golf, Jack Nicklaus in interviews has said it is one of the most challenging golf courses he has ever built.
- Great Basin National Park, <https://www.nps.gov/grba/index.htm>, the only national park in Nevada, is approximately 233 miles north. The second highest mountain in the State, Wheeler Peak, 13,063 foot summit, is in Great Basin National Park.

## Basin and Range National Monument - 704,000 Acres - East of Lincoln Estates.

- [Basin and Range National Monument KMZ](#)
- [Basin and Range National Monument GPX](#)
- [Basin and Range National Monument PDF](#)
- [Georeferenced Avenza Maps](#)

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# Lincoln Estates

## **Basin and Range National Monument - 704,000 Acres - East of Lincoln Estates.**

Basin and Range National Monument was created by Presidential Proclamation on July 10, 2015 and covers 704,000 acres in Lincoln and Nye Counties. The area is one of the best examples of the spectacular basins framed by rugged mountain ranges of Nevada, and includes historic Native American petroglyphs and artifacts, unique plants and animals, and opportunities to enjoy space and solitude.

The area is located between the Mojave Desert and the Sagebrush Steppe of the Great Basin. Major features of the national monument include Garden Valley, Coal Valley, Worthington Mountains and Wilderness Area, Hiko and White River Narrows, and the Shooting Gallery rock art site. Another point of interest is Michael Heizer's "City", a massive piece of earth art.

The Monument allows motor vehicle use on existing roads. Some roadways are passable by passenger vehicles, but high-clearance, 4-wheel drive vehicles are recommended due to rugged and changing conditions on many routes. There is no entrance fee to access the Monument lands, and dispersed camping is allowed for a maximum 14-day stay. See maps for unimproved campsite locations.

**Directions** The closest towns to Basin and Range National Monument are Ely to the north, Caliente to the east, and Alamo to the south. All three towns are located on US Highway 93. Just north of Alamo, where Highway 93 turns east, State Route 318 branches off and cuts straight north toward Ely. State Route 318 runs along and through the eastern edge of the monument and provides access to several petroglyph sites, including White River Narrows and Mount Irish Archaeological Districts. The Shooting Gallery rock art area is accessed west of Highway 93 near the town of Alamo. By driving up the west side of the monument along State Route 375 toward Rachel, visitors can reach high elevations of the Worthington Mountains Wilderness.

## ***City***



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# Lincoln Estates

The World Record Academy link:

<https://www.worldrecordacademy.org/2023/2/worlds-largest-contemporary-artwork-world-record-in-nevada-423137>

The Triple Aught Foundation manages the City sculpture:

<http://www.tripleaughtfoundation.org/>

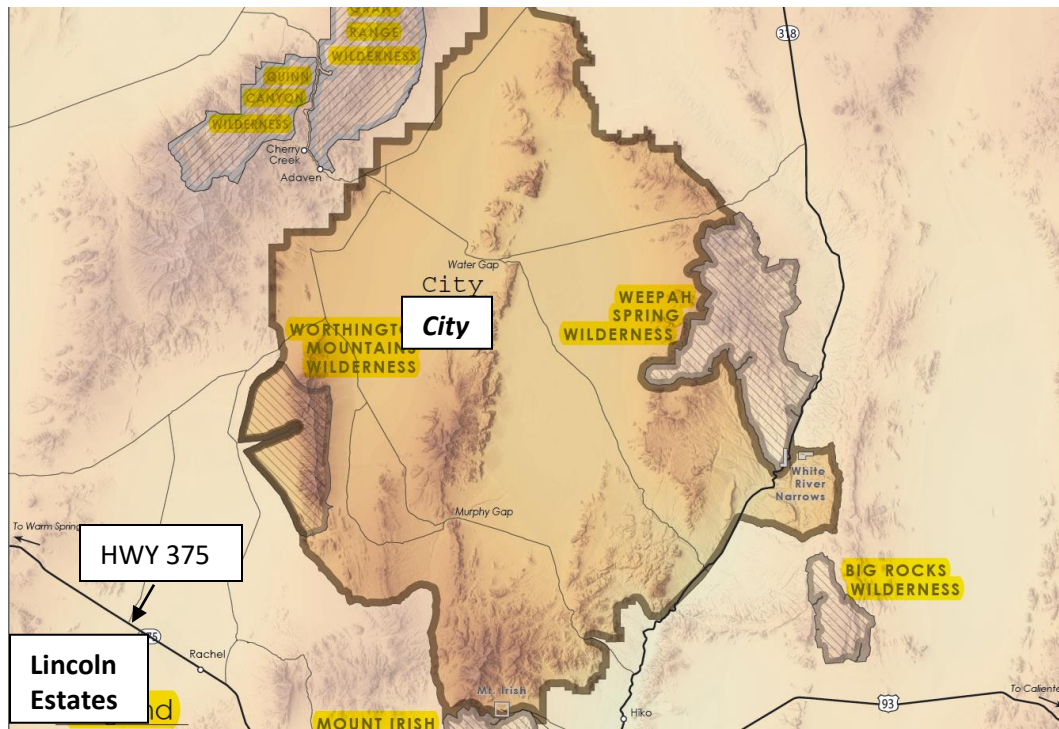
The New York Times

<https://www.nytimes.com/interactive/2022/08/19/arts/design/michael-heizer-city.html>

## Building Michael Heizer's Monumental *City*

Michael Heizer's monumental work on *City* began in 1970 in Garden Valley, Nevada—which lies 60 miles north of the quiet community of [Alamo](#). Nearby *City* by Michael Heizer, you'll find [Wayne E. Kirch Wildlife Management Area](#) to the north and the [Mt. Irish Wilderness](#) to the south. This wide open expanse of the state also falls within the boundary of [Basin and Range National Monument](#). Though surrounded by state and federally owned land, *City* is situated on private property owned by Heizer.

Despite having worked on this large-scale land art project for more than 50 years, his work here manages to continue to this day. Like his work at *Double Negative*, Michael Heizer's *City* is designed on a massive scale with some parts of the sculpture standing as tall as 80 feet high. *City* was formed in five phases, each containing its own substructures within.



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