



DEER CREEK PARK

FIRST TIME OFFERED TO THE PUBLIC IN OVER 80 YEARS

DEER CREEK PARK

Las Vegas Age, Newspaper Ad (Circa 1929)

ANNOUNCEMENT

For the Pleasure and Convenience of Las Vegas and Southern Nevada

DEER CREEK

Eight Hundred Acres of Mountain Playground, rising from the desert to an elevation of about 8,000 feet, and only 37 miles from Las Vegas, has been purchased by us. Deer Creek is a mountain stream, flowing continuously thruout the summer—clear, cold mountain water rising under the huge cliffs that top the mountain at the head of Deer Creek Canyon. Stately pines, aspen, mahogany, etc., etc., cover the mountains and canyon. It is an ideal spot for a summer playground.

We will provide a public camping place, where tables, benches and stoves will be provided, with ample space for tents. You can come up week ends and enjoy our hospitality, camping beside a running stream under the pine trees.

We will also have cabin sites for those who prefer them. To these we plan to pipe the clear, cold water, to provide an electric light service and garbage removal service.

We plan a commodious lodge—golf course—trout fishing—hiking and bridle trails to all interesting points (and there are many of them.)

The road to the camp has been surveyed, and will be built as soon as the engineering work is checked and equipment arranged for. At present, we have built three miles of passable road, which leaves the Charleston Road about 31 miles from Las Vegas (watch for the sign), running to within two miles of the property. Here you will find horses to help you over the trail for the last two miles.

We plan to develop the property, as above, as fast as possible, BUT you can pick your cabin site and start to enjoy DEER CREEK right away. We will do all we can to make you comfortable. Large sites at reasonable prices will soon be offered. Trails will be built right away for hiking and horse-back riding, and the big trees and the water are waiting for you right now.

The Deer Creek Corporation

DR. E. A. BOWDLE, Ely, Nevada, President. F. E. HUFFER, McGill, Nevada, Vice President.
J. G. SCRUGHEAN E. A. FERRON, General Manager. J. C. KINNEAR

FULL INFORMATION AT

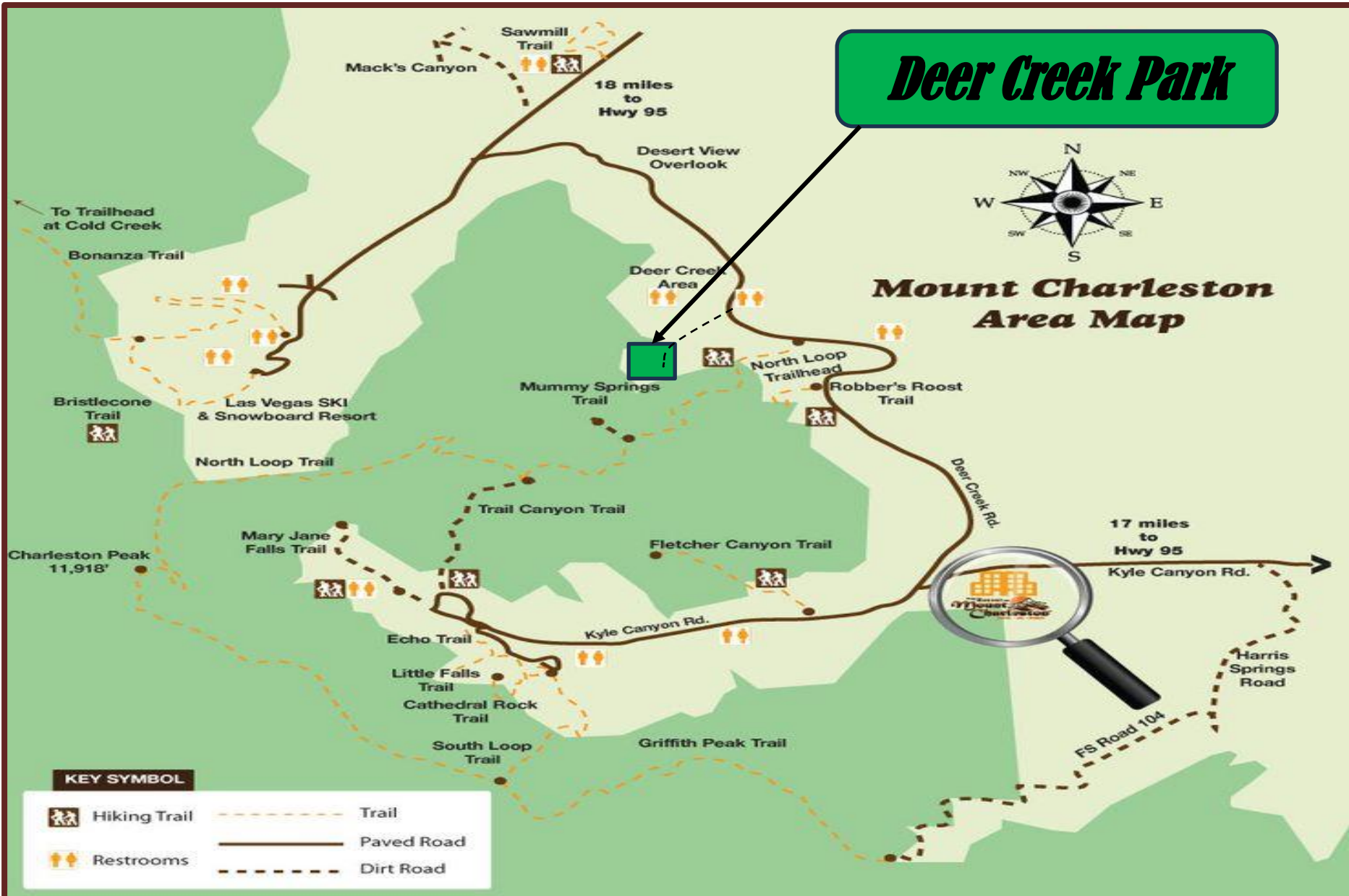
Boulder Realty Corporation
Watters Bldg., Las Vegas

SELLING AGENTS

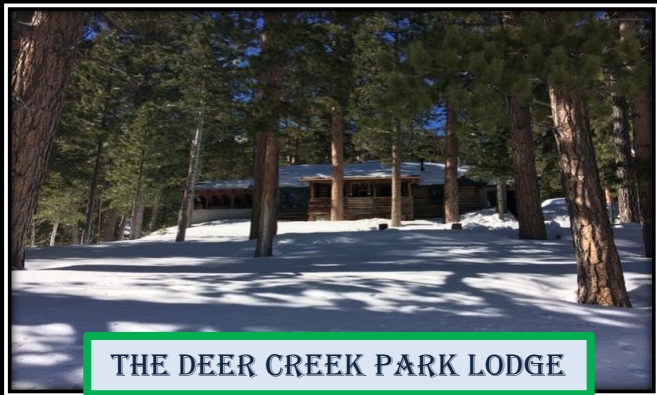
PROPERTY OVERVIEW

These properties are an assembly of lots/owners being offered for sale as one property group. The Deer Creek Lodge and properties located in the historic Deer Creek Park Subdivision embrace the rich history of Las Vegas dating back to the late 1920's and 30's. Fueled by the Union Pacific Railroad, the original Deer Creek Park was the result of the nationwide boom of the roaring 20's and the boomtown of Las Vegas,. Described in the Newspaper Article (left) that appeared in the Las Vegas Age in 1929 "it is an ideal location for a summer playground". The original developers received approval for the Deer Creek Park subdivision by the Clark County Commission in 1932. The future development opportunities range from maintaining the existing properties, restoration of older cabins to a wide variety of developments including a private recreation resort to an exclusive residential developments.

LOCATION AND VICINITY MAP



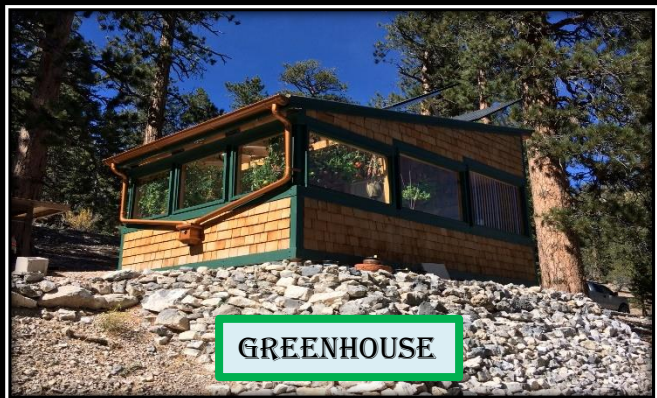
DEER CREEK PARK EXISTING LODGES AND STRUCTURES



THE DEER CREEK PARK LODGE



LODGE GUEST CABIN



GREENHOUSE



GARAGE/SHOP



UPPER LODGE



UPPER LODGE

Lodges and Structures

The Deer Creek Lodge was constructed in 1929 by the original Builder/Developer. A worker's cabin below the Lodge was constructed that has been renovated and currently the guest cabin. The construction crew were master log cabin builders from Colorado. Construction material was burnt standing (naturally kiln dried) lodge pole pine half logs. All building lumber was milled on site at the Old Sawmill. The customized container and shop was modified to accommodate the Snowcat and houses the power system equipment and generator.

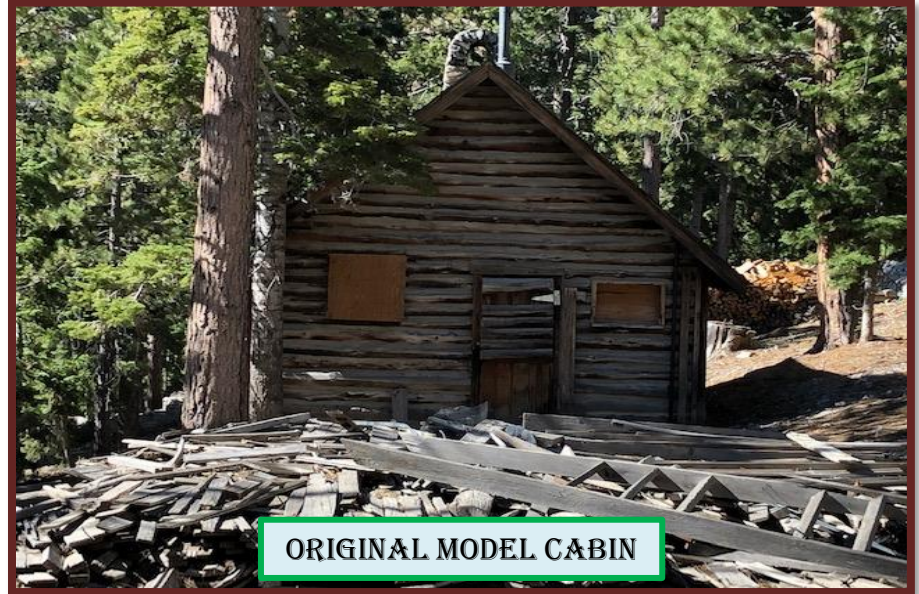
The upper Lodge/Cabin was constructed in 1986. The lower level two car garage is constructed of solid grout cinder block and the upper levels are milled cedar logs. Interior is finished with custom doors and cabinets. Large decks surround the cabin. A solar powered well supplies the water.

The old Sawmill shut down when construction was halted after the Great Depression. With the abundance of fresh mountain spring water, this Old Sawmill was repurposed to a distillery during prohibition.

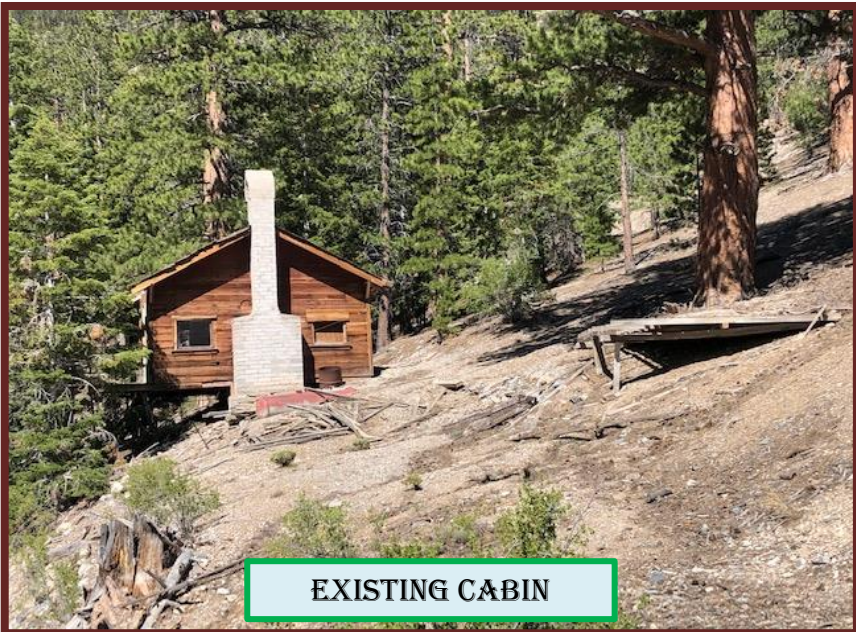
DEER CREEK PARK, HISTORIC STRUCTURES



ORIGINAL MODEL CABIN



ORIGINAL MODEL CABIN



EXISTING CABIN



OLD SAWMILL/ DISTILLERY

Snow Access, Maintenance Vehicles and Equipment Included in Sale



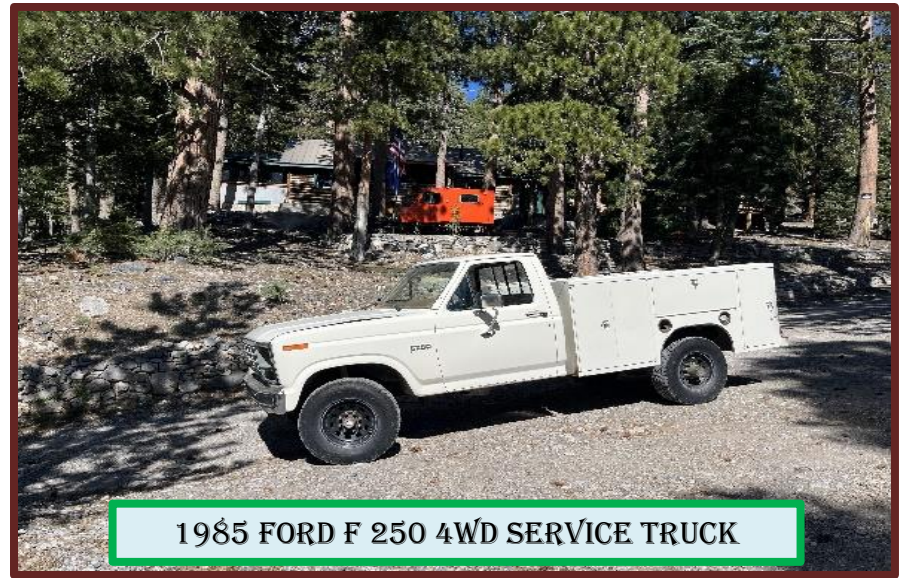
CUSTOMIZED (10X25) HEATED CONTAINER



1975 THIOKOL IMP 6 PASSENGER SNOWCAT



CASE TURBO DIESEL LOADER/ GRADER



1985 FORD F 250 4WD SERVICE TRUCK

ALL TOOLS AND EQUIPMENT ARE BEING SOLD WITH THE PROPERTY. THE SHOP HOUSES THE POWER SYSTEM FOR THE PROPERTY INCLUDING A GENERATOR, 24 VOLT SOLAR SYSTEM AND HYDRO ELECTRIC PLANT. IT PROVIDES 120 VOLT AC POWER TO ALL STRUCTURES AND TWO 500-GALLON PROPANE TANKS SUPPLY THE FUEL FOR THE GENERATOR AND HOUSEHOLD APPLIANCES.

DEER CREEK PARK RECREATION AND AMMENITIES



**WILDERNESS SNOWPLAY, SKIING
AND SNOWBOARDING**



SNOWCAT ACCESS

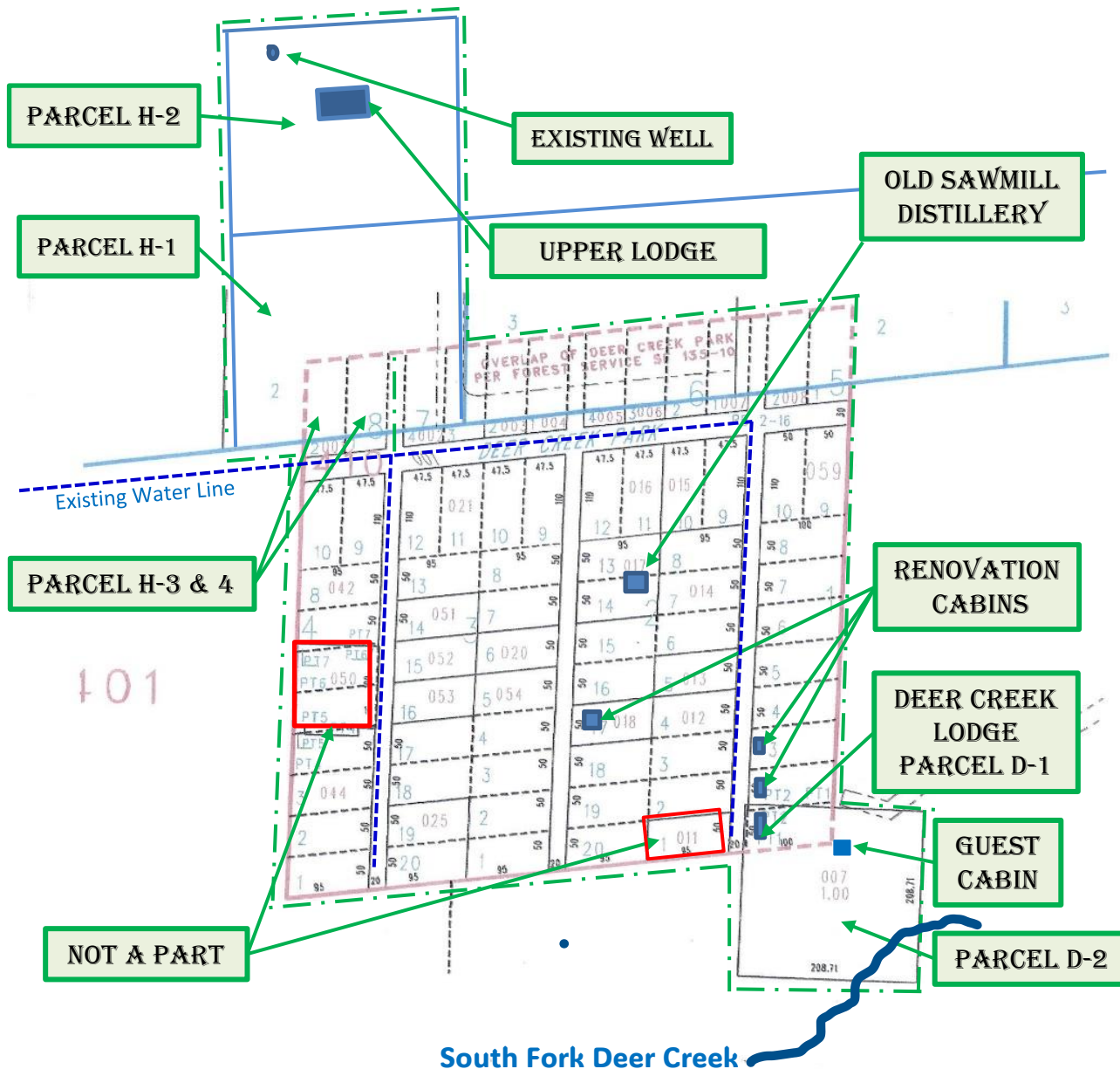


MOUNTAINEERING HIKING AND CAMPING



LOCAL VISITORS

Offered Property Existing Parcel Map



PARCEL DESCRIPTIONS

PARCEL H-1: 2.3 (+/-) ACRES

PARCEL H-2: 2.3 (+/-) ACRES

PARCEL H-3&4: DEER CREEK PARK
LOTS 1&2 BLOCK 8

PARCEL D-1: 1 (+/-) ACRES INCLUDES
LOT 1 BLOCK 1 DCP

ALL OTHER PARCELS IN THE DEER
CREEK PARK SUBDIVISION EXCEPT
LOTS LABELED NOT A PART TOTAL
APPROX. 10 (+/-) ACRES

EACH LOT IS APPROXIMATELY
50 FT. BY 100 FT FOR A TOTAL
NUMBER OF 67 LOTS

APPROXIMATE TOTAL
ACREAGE (+/-) 15.5 ACRES

STRUCTURES

DEER CREEK LODGE: RENOVATED
ORIGINAL HISTORIC LODGE CIRCA
1932. APPROX. 1200 SQ. FT

GUEST CABIN: RENOVATED HISTORIC
GUEST CABINS APPROX. 300 SQ. FT.

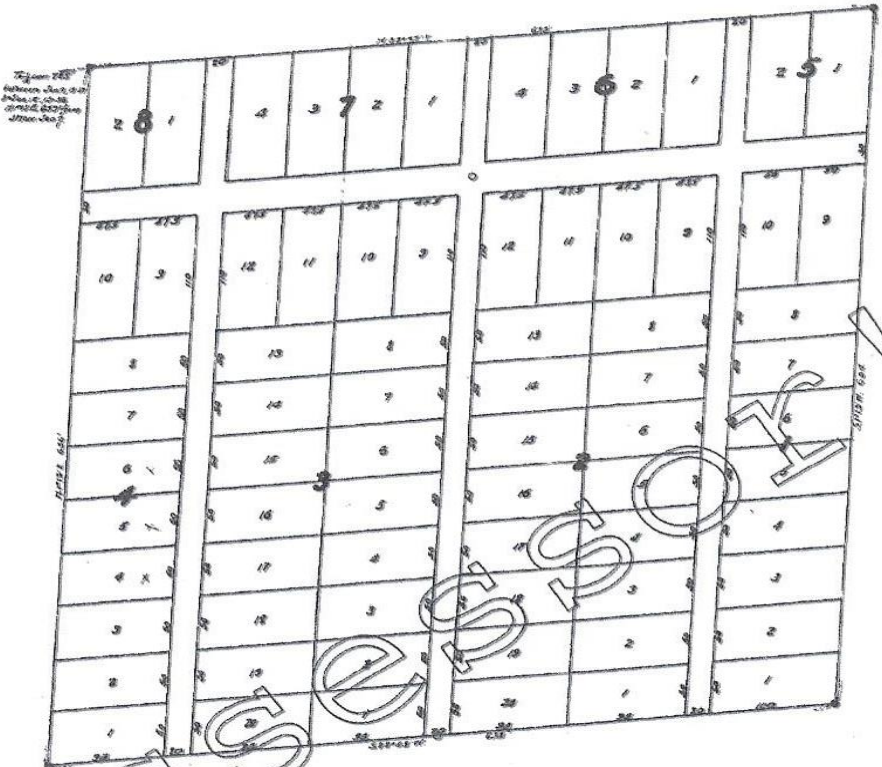
UPPER LODGE: 3 STORY LODGE BUILT
IN 1996. APPROXIMATELY 2600 SQ.
FT.

RENOVATION CABINS: VACANT CABINS
SUITABLE FOR RENOVATION

1932 RECORDED SUBDIVISION MAP

BOOK 2 OF PLATS PAGE 16

DEER CREEK PARK



Section 25
between Sec. 24 & 26
T. 36 N. R. 12 E.
S. 35 E. 1/4 Sec. 25

Know all Men by These Presents that Edna Smith his wife, and Edna Smith her sole and separate property so subdivided hereby dedicate and convey to the public for public use the roads and lanes in the tract hereof depicted and make part hereof and authorize and empower to use the same forever by roads and lanes as shown on the accompanying plat which they may caused to be made. In witness whereof they have hereunto set their hands at Las Vegas, Nevada, this 10th day of June 1932.

COPIES
Edna Smith
Edna Smith
Witness.

State of Nevada } ss.
County of Clark }
On this 10th day of June, 1932 personally appeared before me, a Notary Public, in and for Clark County, Nevada, Edna Smith and Edna Smith, his wife, and Edna Smith, a single man, known to me to be the persons whose names are subscribed to the within and foregoing instrument, and acknowledged to me that they executed the same, freely and voluntarily for the use and purposes expressed therein.
In witness whereof I have hereunto set my hand and affixed my official seal at the day and year first above written.
Edna Smith
Notary Public for Nevada
Clark County, Nevada.

I, C. G. Baker, civil engineer, do hereby certify that this map is a true and accurate plat of the land surveyed by me at the instance of Edna Smith, and laid out into lots, blocks, roads, and lanes, the location of which are definitely established and perpetuated in strict accordance with the law, as shown hereon; a lot was situated in the north half of the south half of the south west quarter (Lots 12 to 25) section seven (7) in Township nineteen (19) South of Range fifty seven (57) East of Mt. Diablo Base and Meridian, Clark County, State of Nevada; and that the survey was completed on the 23rd day of May, 1932.
C. G. Baker
CIVIL ENGINEER

At the
Approved this 10th day of June, 1932, by the Board of County Commissioners of Clark County, Nevada, by resolution adopted at a regular meeting of said Board.
W. W. Schuyler
Secretary of Board

ASSESSORS

Indicates center of 12' x 12' lot at 6' below surface of ground entered with x at exact property corner.
Indicates center of 12' x 12' lot at 6' below surface of ground with x at exact intersection of center line of lane.

Map of Deer Creek Park
Subdivided by
Edna Smith
June 10, 1932
Clark County, Nevada

DEER CREEK PARK

THESE PROPERTIES ARE BEING OFFERED FOR SALE AT A SALES PRICE OF
\$6,900,000

IN AN AS IS, WHERE IS AND WITH ALL FAULTS CONDITION
PARTIAL OWNERS ARE NEVADA REAL ESTATE LICENSEE'S

Exclusively Offered By: David Hensley

Nevada Real Estate License # 004261

Clark County Management Corporation

7490 West Sahara Ave.

Las Vegas, Nevada 89117

Phone: 702-325-4298

Website: www.VegasRanches.com

Email: sales@vegasranches.com