

INDIAN SPRINGS, RANCH PROPERTY
Indian Springs, Nevada



Offered By :
Clark County Management Corporation
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Indian Springs History



Indian Springs has a rich history of farming, ranching and transportation. In the mid 1800's it was known as Indian Creek and farmed by a group of Native Americans. The adjacent Indian Springs Ranch was purchased by the Santa Fe Pacific Railroad Company and in 1909 received the US Land Patent, signed by President William H. Taft, and authorized by the Fifty Fifth Congress Sundries Act in 1897.

The Las Vegas & Tonopah Railroad construction was completed in 1906 by William Clark (Clark County) who built the Las Vegas and Tonopah Railroad to service the booming mining towns in Central Nevada. The first whistle stop out of Las Vegas was the Indian Springs Ranch as noted on the Railroad schedule that included a lunch stop at the People's Saloon. The Subject property is adjacent to the historic Ranch. The current power easement was once the railroad easement.

In 1910, Ira MacFarland developed the lake as a retreat for Las Vegans in the summer. The Railroad shut down in 1918, the rail was removed, and US 95 was constructed. During WW II, Indian Springs Army Airfield was developed and is currently Creech Air Force Base - "Home of the Drone".

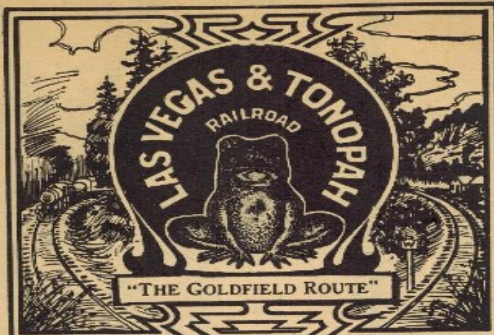
THE LAS VEGAS AND TONOPAH RAILROAD



PHIL SERPICO

Arizona Hobbies

MAY 1ST, 1910



THE SHORT LINE
AND COMMERCIAL
HIGHWAY TO
THE WORLD'S
TREASURE
HOUSE

**NEVADA'S
GOLDFIELDS**

BEATTY
TONOPAH
RHYOLITE
AMARGOSA
GOLDFIELD

LAS VEGAS & TONOPAH R.R. THE GOLDFIELD ROUTE

TIME OF TRAINS BETWEEN
LAS VEGAS, BEATTY, RHYOLITE & GOLDFIELD

Read Down	Min	STATIONS	Read Up
8:30AM	0 Lv	(Via T. & G. R. R.) TONOPAH	Ar 8:51AM
9:30AM	0 Lv	(Via L. V. & T. R. R.) GOLDFIELD	Ar 9:00PM
9:35AM	1 Lv	T. & C. Crossing	Ar 9:55PM
9:45AM	4 Lv	Red Rock	Ar 9:44PM
10:15AM	17 Lv	Balston	Ar 7:50PM
10:24AM	21 Lv	Stonewall	Ar 7:42PM
10:30AM	28 Lv	Wagner	Ar 7:28PM
10:40AM	38 Lv	San Carlos	Ar 7:19PM
10:50AM	41 Lv	Bonnie Clara	Ar 7:09PM
11:00AM	51 Lv	Misway	Ar 6:58PM
11:10AM	58 Lv	Petersfield	Ar 6:50PM
11:20AM	65 Lv	Mud Springs	Ar 6:14PM
12:14PM	70 Lv	Original	Ar 5:56PM
*12:30PM	74 Ar	RHYOLITE	Ar 5:41PM
*12:43PM	74 Lv	RHYOLITE	Ar 5:18PM
12:50PM	75 Ar	BEATTY	Ar 5:18PM
12:50PM	70 Lv	BEATTY	Ar 5:03PM
1:00PM	81 Lv	Gold Center	Ar 4:58PM
1:10PM	87 Lv	Chloride	Ar 4:50PM
1:20PM	97 Lv	Rosewell	Ar 4:40PM
2:00PM	108 Lv	Canyon	Ar 3:43PM
2:30PM	122 Lv	Amargosa	Ar 3:38PM
3:10PM	128 Lv	Charleston	Ar 2:36PM
3:40PM	133 Ar	INDIAN SPRING	Ar 2:36PM
3:40PM	135 Lv	Dwains	Ar 2:27PM
4:10PM	155 Lv	Corn Creek	Ar 1:55PM
4:20PM	174 Lv	Tule	Ar 1:58PM
4:40PM	192 Lv	LAS VEGAS	Ar 1:58PM
5:15PM	197 Ar	LAS VEGAS	Ar 1:00PM

* Eating Station.

Between GOLDFIELD & LOS ANGELES

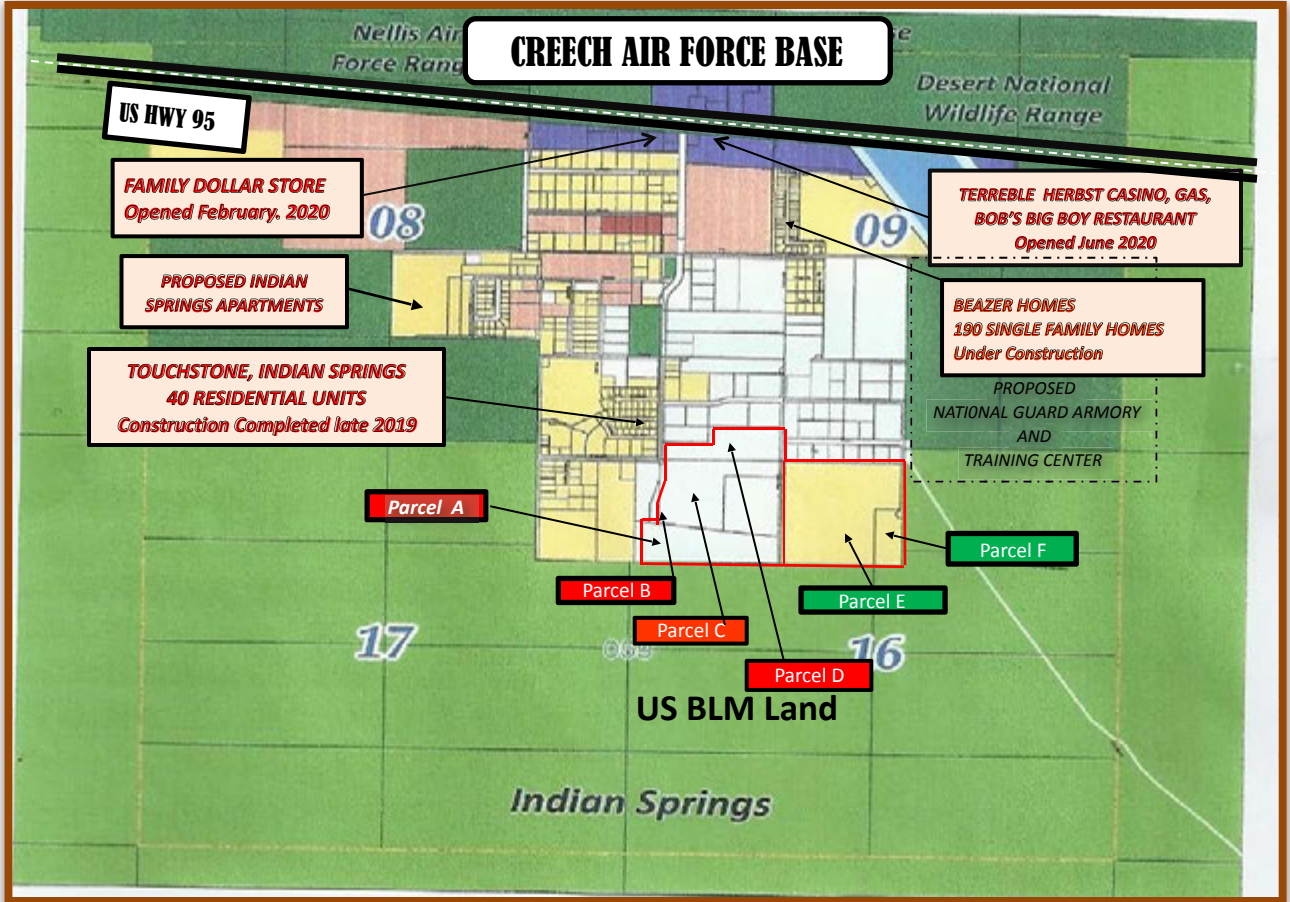
Read Down	Read Down	Read Down	Min	STATIONS	Read Up	Read Up	Read Up
		8:00AM	0 Ar	(Via T. & G. R. R.) TONOPAH	Lv	9:01AM	
		9:30AM	0 Lv	(Via L. V. & T. R. R.) GOLDFIELD	Ar	9:00PM	
		12:43PM	74 Lv	Rhyolite	Ar	5:41PM	
		12:50PM	70 Lv	Beatty	Ar	1:00AM	
		5:10PM	197 Lv	LAS VEGAS	Ar	11:55PM	
		9:00AM	67 Ar	Riverside	Ar	9:55PM	
		10:35AM	469 Ar	Pomona	Ar	9:00PM	
		12:15PM	531 Ar	LOS ANGELES	Lv	9:00PM	

STAGE AND AUTOMOBILE CONNECTIONS

STATIONS	Miles	Rate	Days of Departure
AMARGOSA			
T. Johnnie, Nevada	13	\$2.00	Tues. Thurs. Sat.
Pahrump, Nevada	30	5.50	Tues. Thurs. Sat.
Marion, Nevada	35	6.00	Tues. Thurs. Sat.
GOLDFIELD			
Lisa, Nevada	20	5.00	Mon. Wed. Fri.
Diamondfield, Nevada	8	1.00	Daily
TONOPAH NEV			
Manhattan, Nev (Seward Auto)	57	10.00	Daily
Manhattan, Nev. (Seward Auto)	57	10.00	Daily
Manhattan, Nev. (Stage)	57	6.00	Daily

Rates and time above shown are subject to change without notice
* Address W. C. Jones or M. Hathorne, Amargosa, Nevada, for Special Stage service to Johnnie.

Parcel Map Description



Property Descriptions and Zoning Entitlements

Parcel A: 15.77 Acres. **SOLD**

Parcel B: 0.75 Acres. **SOLD**

Parcel C: 16.59 Acres **SOLD**

Parcel D: 10.20 Acres. **SOLD**

Parcel E: 33.72 Acres. **AVAILABLE Zoned RT**

Parcel F: 4.85 Acres. **AVAILABLE Zoned RT**

TOTAL AVAILABLE ACREAGE 40 (+/-) Acres

Property Details

This property is permanently zoned Residential Manufactured Homes District (RT) with a density of up to 8 units per acre. It is relatively flat with a gentle slope to the Northwest. The South and West property lines are adjacent to BLM Land and open to the public with several trails and unimproved roads near the property for Off Road Vehicles or Horseback Riding. The Western property line is adjacent to the Historic Indian Springs Ranch and the Northern boundary line are adjacent to private ranches.

Offering General Terms and Conditions

Parcels F and E, totaling 40 (+/-) Acres, are being offered in an as is, where is and with all faults condition, for all cash at Close of Escrow for an Offering Price of \$3,200,000.

This property is being offered exclusively by Clark County Management Corporation, David Hensley, Exclusive Agent, NRED Lic. # 0026143 and shown by appointment only. Any third-party representation is prohibited without prior written approval.