

# 80 ACRE RANCH WITH PRIVATE LAKE!

**PRICE REDUCED!** The wild west 80 acre Roughout Ranch with private lake is for sale! This large Ranch consists of several buildings and a horse setup. The Main House is a charming 1080 sf western style home built in 1963. It has a white kitchen, 1 bedroom with walk-in closet, 1 bath, and a bright 18x30 bonus room with windows on 3 sides currently used as an office. The Rodeo Room, a second entertainment structure, has a huge great room currently used as a game room with pool table, piano, bar and spacious seating area. Adjacent is a large kitchen designed to cook meals for large or small groups, an indoor dining area, and a bathroom. Outside is a big covered patio dining area. The Bunk House, a third building, includes 6 guestrooms plus men's and women's bathrooms each with a shower. Each guestroom exits to the outdoor covered walkway and is large enough for 1-2 beds. The fourth structure is an 1200 sf manufactured home with 2 bedrooms, 2 baths, fireplace, and deck. The fifth structure is a barn with tack room and 3 stables, corrals for 16 horses, and 2 separate storage units. Finally, the glassy lake has wood boardwalks and one- and two-story wood piers. Next to the lake is Margaritaville, a big covered patio with a kitchenette, the palapa pirate table, and BBQ pit. The agricultural well that serves the entire property. It is 300 ft deep and there are 3 septic tanks. This amazing piece of real estate would be ideal for a cowboy dude ranch with campground, horseback riding, and swimming hole. Or use it as your own private waterfront oasis in the desert!

**Price:** \$224,000

**Terms:** Cash or seller may carry loan

**Parcel Number (APN):** 0530-201-14

**Zoning:** Rural Living 5 (Parcel can be subdivided into 5 acre lots)

**Dimensions:** 1320 ft wide by 2640 ft deep

**Address:** 49755 Silver Valley Rd, Newberry Springs

**Directions:** From I-15 exit at Harvard Rd. Go south on Harvard. Turn right on Riverside Rd. Turn left on Newberry Rd. Turn left on Silver Valley Rd. Pass Bon View Ave. Ranch is on the right. Shown by appointment only, do not disturb occupants, contact listing agent.

**Broker License Number:** 01436288



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