



## FOR SALE

# Truckee River Frontage

Own your own horse property / ranchette right on the Truckee River  
**+/-6 Acres located on the Truckee River: 2 adjacent parcels to be sold together.**

Property includes:

- 1 spacious 3 bdrm., 2 ba., manufactured home with forced air heating and A/C
- Wood burning fireplace
- Large deck on the river side of the home with a footpath down to the river
- 2 car garage
- +/-14.8 acre feet of irrigation water from the Truckee River and its tributaries
- 1 domestic well
- Lots of mature trees
- 30 minutes from Sparks and 15 minutes from Fernley
- **SHOWN BY APPOINTMENT ONLY**

Asking:

**\$500,000.00**

For further information please contact:

**Tom Gunn, Broker - Lic. B.0014531**

**775-343-0200**

**Eileen Gay, Agent – Lic. S.0069512**

**775-688-6278**

**GUNN & ASSOCIATES REAL ESTATE, INC.**

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MAIN BEDROOM AND ENSUITE BATH



SECOND BEDROOM, SECOND BATH, THIRD BEDROOM



