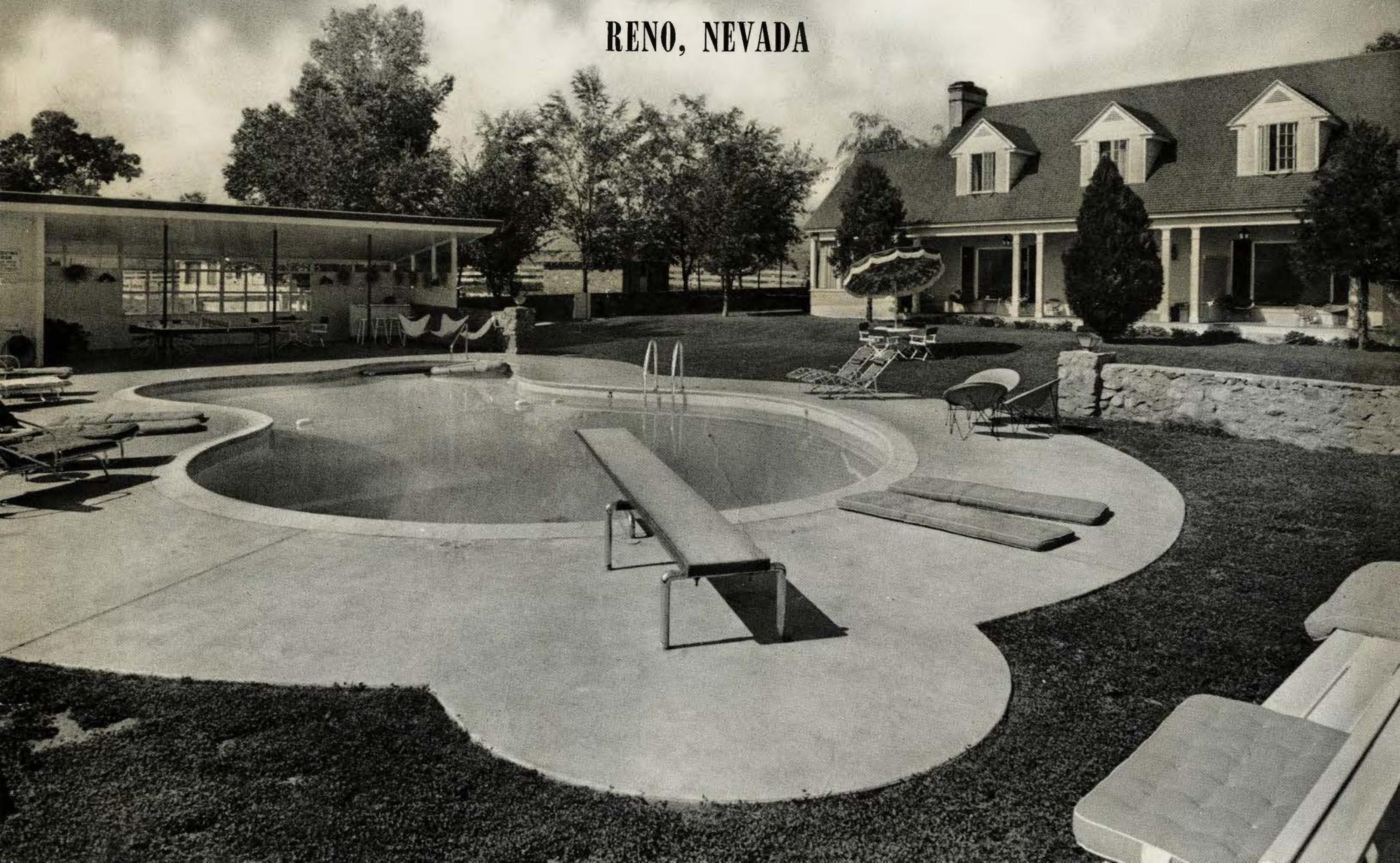


Sierra Gables Dude Ranch

near

RENO, NEVADA





The Lanai from Lawn



The Swimming Pool

TABLE OF FACTS

(Continued)

ment windows, screened. Crane oil-fired hot air and hot water circulating heat. P.S. utilities; well water; septic tanks. Phones throughout; intercom system.

OWNER'S QUARTERS: FIRST FLOOR: ENTRANCE HALL with doors at each end, attractive stairway. POWDER ROOM with shower. Clothes closet. Spacious LIVING ROOM (28'x18') in soft beige with white trim, with 2 large plate glass view windows, marble fireplace. DINING ROOM, 2 window walls. Modern efficient KITCHEN. Separate BREAKFAST ROOM. **SECOND FLOOR:** Hall. MASTER BEDROOM (22'x15'), wall-to-wall carpeting, oversize closet. LUXURY BATH. MASTER BEDROOM (22'x17') with Dressing Room and tiled Bath (12'x9'). 3 additional STORAGE ROOMS. Outside stairway.

GUEST APARTMENTS adjacent to Owner's Residence: (4 guest apartments for 12 people). Apt. #2: combined LIVING-BEDROOM, large windows, separate PORCH, DINING ROOM, KITCHEN, BATH. Apt. #6 (can be combined with #2): BEDROOM with Bath, own PORCH. (#2 and #6 sleep 5 when combined.) Apt. #4: own outside entrance. LIVING-BEDROOM, KITCHEN unit, Bath. Sleeps 3. Apt. #3: BEDROOM, Bath, KITCHEN unit. Sleeps 4.

COTTAGE-APARTMENTS, in Separate Buildings: Each apartment decorated and furnished differently. White board-and-batten construction. Various apartments may be combined into suites for family units. All Kitchen units have electric ranges,

refrigerators, Westinghouse water heaters, clever snack bars. Electric panel heating units, steel casement windows, wall-to-wall carpeting, papered walls, draperies, tile baths, private telephones.

APARTMENT BUILDING ADJACENT TO POOL: Apt. #7, sleeps 4. Apt. #8, sleeps 2. Apt. #9, sleeps 3. These three apartments can be opened together making family suite.

APARTMENT BUILDING BETWEEN POOL AND STABLES: Apt. #10 has separate bedroom, sleeps 5. Apt. #11, sleeps 3. These two apartments can be joined.

STABLE: 6 box stalls, each with its own paddock. 3 additional paddocks. Tack room. 3 bedrooms, bath. Hay and grain store room. Tool room.

CAPACITY AND INCOME: Guest capacity and estimated gross income when operated as guest ranch with existing improvements as follows:

| | | | |
|--------------|----------|----------|-----------|
| Apt. # 4 | 3 guests | Apt. # 8 | 2 " |
| Apt. # 3 | 4 " | Apt. # 9 | 3 " |
| Apt. # 2 & 6 | 5 " | Apt. #10 | 4 " |
| Apt. # 7 | 4 " | Apt. #11 | 3 " |
| | | | 28 guests |

Rates start at \$95 per week per person, plus \$25 for each additional person occupying same apartment.

Based on these rates and on 80% occupancy, estimated annual gross income is \$50,000.

OFFERED AT: \$350,000

Furnished, equipped and stocked.

Terms to qualified buyer.

PREVIEWS LISTING No. 70840

Offering is subject to errors, omissions, prior sale, change, withdrawal without notice and approval of purchaser by owner.

BROKERS: If you wish active help of a local broker (not obligatory) on a co-brokerage basis, use:

Mr. Henry F. Bennett
220 So. Virginia St.,
Reno, Nevada
Tel.: Fairview 3-6111

Owner authorizes one commission of 5% of the selling price to the selling broker.



Entrance Side of Residence



Residence from Lawn



Living Room in Residence



Dining Room in Residence



Master Bedroom in Residence



The Buildings from one of the Pastures



The Residence from the Lanai

A Luxuriously Appointed Guest Ranch

About 24 Acres, in Scenic Location 6 Miles from Reno

Handsome Colonial Residence, Attractively Appointed Apartments and Cottages

Swimming Pool, Stables, Corrals, Irrigated Pastures

Accommodations for 28 Guests

Sierra Gables Dude Ranch is one of the most luxurious ranches of its type in the entire Reno area. Situated 6 miles southwest of town, it has a beautiful setting on broad green meadows near the foot of the Sierra Nevada Mountains. There are extensive views of the mountains to the west, the vast sweep of the Reno Valley and the hills beyond to the east, and busy Reno to the north. The ranch is just far enough from town to enjoy the quiet of the countryside, yet is within a few minutes' drive of the gaiety of Reno's famous resorts, and within

a short distance of Lake Tahoe and the ski fields of Mt. Rose.

Sierra Gables, comprised of 23.72 acres, is the heart of a once extensive cattle ranch which has been converted to a superior dude ranch affording guests a taste of the West amid luxurious surroundings. The owners' home is a beautiful 2-story white Colonial residence with ultra-deluxe appointments which offers the finest in country estate living. Across the lawn from the residence is the superb free-form swimming pool with

heater and filtering system, with dressing rooms, and a covered lanai with deck games and bar at one end.

Adjacent to the owner's home, but completely separate, are 4 attractive guest apartments, each with its own entrance. Just beyond the pool in a tree-shaded setting is one of two cottages which also contain guest apartments. The 3 separate apartments in this building can be opened together, forming a large family suite. Nearby is the second cottage apartment building, containing 2 separate apartments which can also be opened together into a suite. Each one of these guest apartments is attractively decorated and furnished, each with a different motif. All have papered walls, draperies, wall-to-wall carpeting, as well as complete kitchen units and private telephones. Although designed as housekeeping units, maid service is provided if desired. Wealthy eastern clientele keep the ranch filled to capacity.

Beyond the second apartment building is the stable with 6 box stalls, each with its own paddock, a tack room, and feed storage room, plus 3 bedrooms and bath for help, overflow guests and guests' servants. Adjacent to the stable and extending up to the pool area are corrals, a horse arena, and roping arena, which are in use most of the time and are always a source of interest.

Two 11-acre irrigated pastures where up to 70 yearlings, in addition to the horses, have been pastured, surround the buildings. A gravel driveway bordered by a 4-foot-high, foot-thick native rock wall, over 1400 feet long, leads to the buildings and encloses the lawn and flower garden area around the main residence. Numerous Chinese elm and cottonwood trees provide ample shade. A well supplies water for domestic use, and an abundance of water is available at all times for irrigation purposes. All of the buildings and fences are painted a gleaming white, and the ranch is in tiptop condition throughout.

The ranch can accommodate 28 paying guests under its present operation, and can easily be expanded to increase its capacity. The telephone, electrical, water, and sewer systems have all been installed to provide for expansion.

Sierra Gables Dude Ranch offers many attractions to its guests in surroundings of quiet luxury and privacy, and extends to its owners an interesting and profitable way of life with definite income tax advantages. It is offered completely furnished, equipped, and stocked.

TABLE OF FACTS

LOCATION: 6 miles south of Reno, Washoe County, Nevada. Carson City, 23 miles. Lake Tahoe, 30 miles. 12 ski areas within 20 miles. Reno served by several major airlines on frequent schedules. Flight time from San Francisco, approx. 1 hour; from Los Angeles, approx. 2½ hours.

LAND: Approx. 23.72 acres level land. Elevation, approx. 4700'. Situated between Sierra Nevada Mountains and Reno-Carson City highway on slightly elevated plateau affording far-reaching views in all directions. Property entered via driveway bordered by 1'-thick, 4'-high native stone walls. Lawn area immediately surrounding residence also enclosed by stone wall. Outsize free-form swimming pool with filter and heating system in front of residence in lawn setting. Adjacent Dressing Rooms, covered Lanai with bar. Profusion of trees, including Chinese elm, cottonwood, some cypress and pine. Lovely orchard with many assorted full-bearing fruit trees. Stable area some distance from residence and apartments. Large barbecue and grill with outdoor dining area under shade trees.

PASTURES: 2 irrigated pastures of about 11 acres each, with white post-and-rail and woven wire fences. All cleared, plowed, fertilized and seeded to timothy, clover, and mixture of various grasses. (Approx. 300 acres of irrigated pasture

adjacent to the property may be purchased if expansion is desired.)

WATER: FOR DOMESTIC USE: — 100' well with new 5 h.p., 3-phase Jacuzzi pump and pressure system, situated in stone pump house. FOR IRRIGATION — an abundance of water from Steamboat Canal and Last Chance Irrigation Ditch (from Truckee River and Lake Tahoe) which traverse ranch. More than sufficient water available to irrigate entire ranch. Portable pump at ditch. Fire protection system.

UTILITIES: 3 sewer systems. Heavy-duty electrical system to take care of possible expansion. Elaborate telephone system providing each apartment with own phone and private number for separate billing. Provisions for expansion.

CORRALS: Roping area adjacent to swimming pool. Horse arena, small and large riding rings, loading chute. Paddocks adjoining each stall. Tree-shaded corrals adjacent to each pasture. All enclosed in heavy plank fencing painted white.

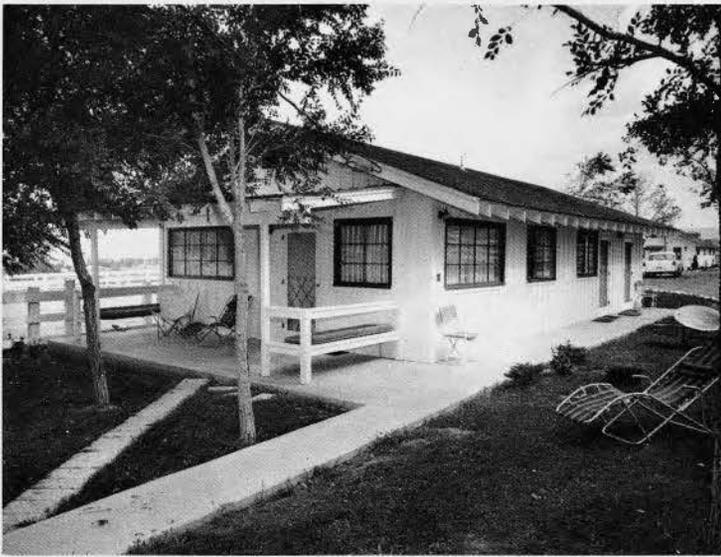
OWNER'S RESIDENCE (6 rooms, 3 baths), AND GUEST APARTMENTS: 2-story white Colonial of whitewashed brick and clapboard on concrete foundation. Steel beam and steel reinforced construction. Shingle roof. Hardwood floors. Wall-to-wall carpeting throughout. View and small paned case-

(Continued on back cover)

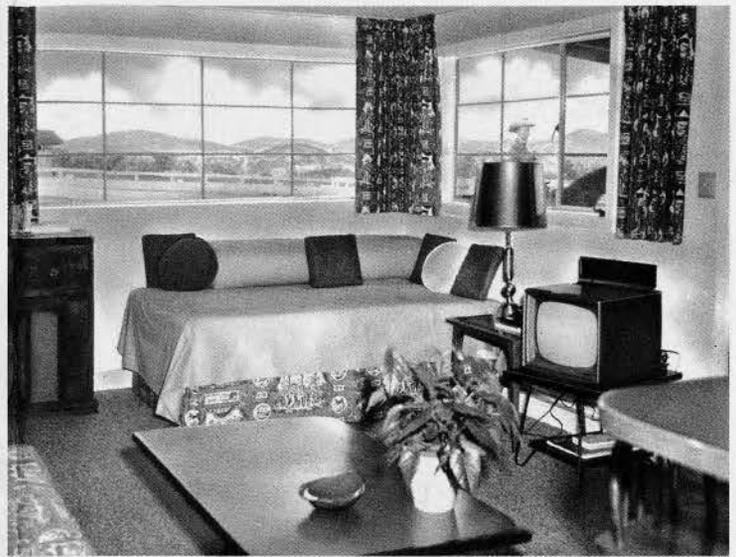
CUT ON THIS LINE

MORTGAGE: \$115,000

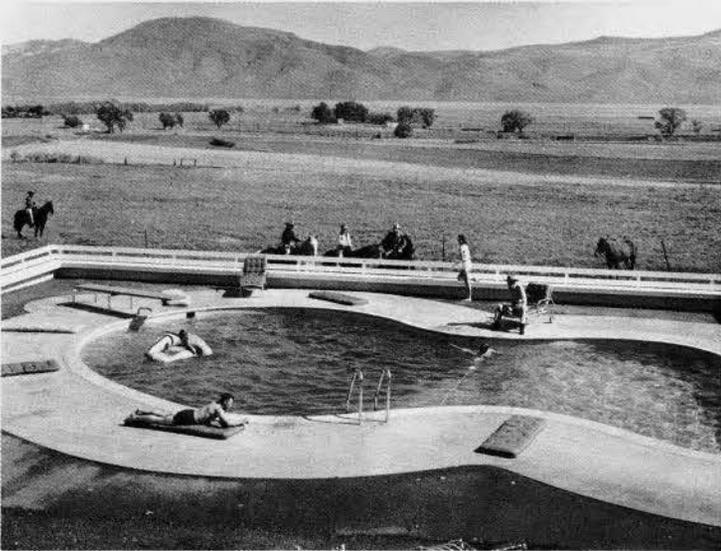
TAXES: Approx. \$589.48



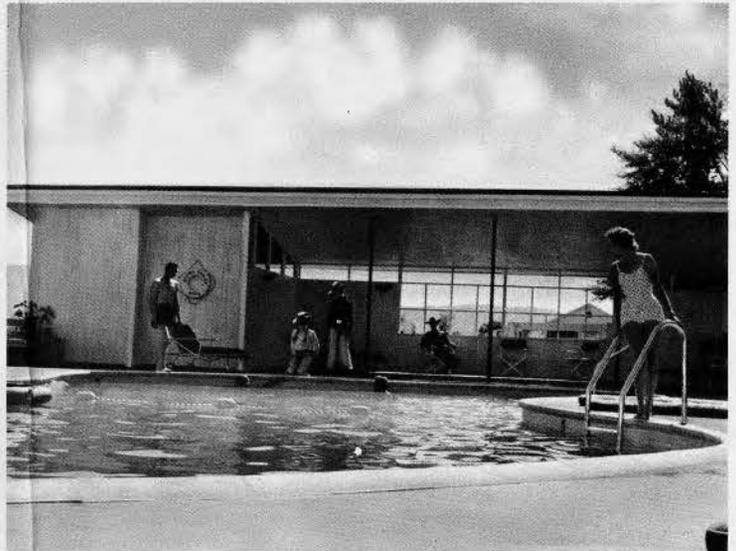
A Guest Cottage



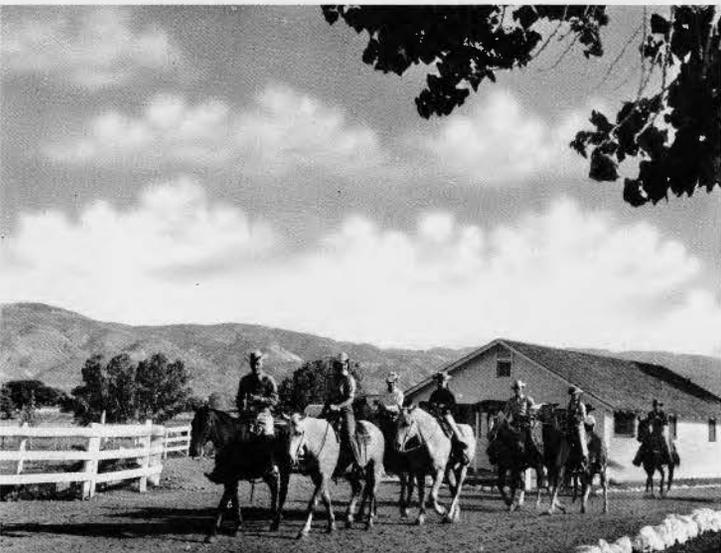
Corner of Living Room in a Guest Cottage



Swimming Pool Overlooks Valley and Mountains



Dressing Rooms and Covered Lanai with Bar



Guests off for a Ride



The Barbecue and Grill

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