

130 +/- ACRES ~ For Development

FOR SALE \$10,750,000

FARMSTEAD at  
Corley Ranch  
Douglas County, NV



## Prime Development Opportunity for Active Senior Living

859 Hwy 395, Gardnerville, Nevada

Sale Price: \$10,750,000

### PROPERTY FEATURES

- The Farmstead at Corley Ranch is an entitled Specific Plan in Douglas County, recently approved as a receiving area
- The Specific Plan is for a 250 unit active senior living community with mixed-use commercial
- The property is relatively level sloping slightly from east to west
- Excellent location on Hwy. 395 South near the Super Walmart and the Carson Valley Medical Center
- Will Serve Letters issued for the project for water and sanitary sewer (adequate capacity)
- Current zoning is A -19 and FR -19
- Land use designation is "receiving area"
- Project is buffered by a 130 acre conservation easement to the south
- Ample water for the project
- Portion of APN 1220-14-000-007, 130 acre parcel shall be created

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# FARMSTEAD at CORLEY RANCH

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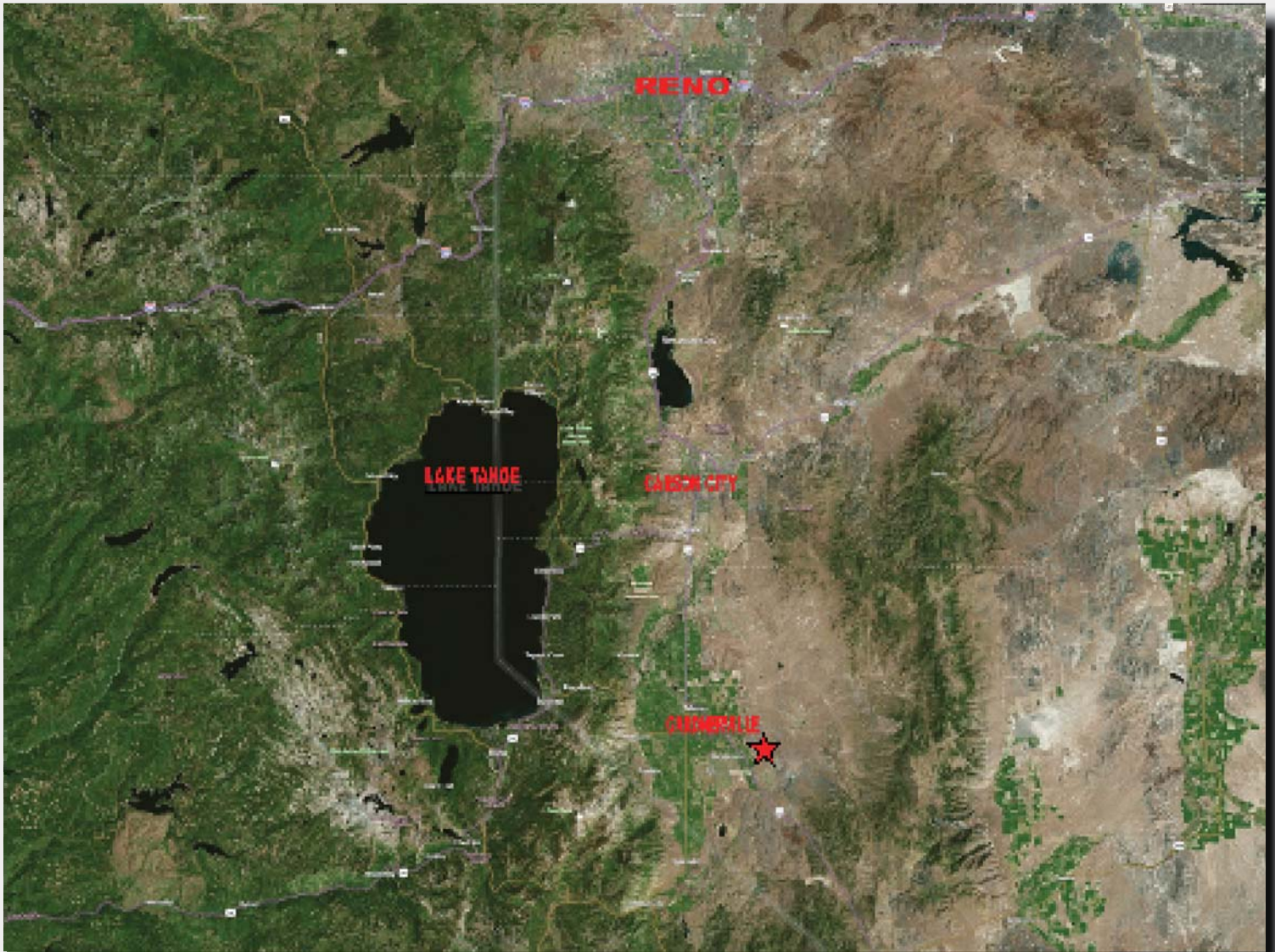
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## FARMSTEAD at Corley Ranch Douglas County, NV

### Property Overview

The property is located 47 miles south of the Reno Tahoe International Airport and just 25 minutes from Lake Tahoe. The area has many outdoor activities including golf, fishing, mountain biking, hiking, snow and water skiing, and backpacking.

We are experiencing exceptional job growth in the region (over 10,000 new jobs per year). This, combined with an existing substantial gap in housing, makes the need for a project like this incredibly timely.



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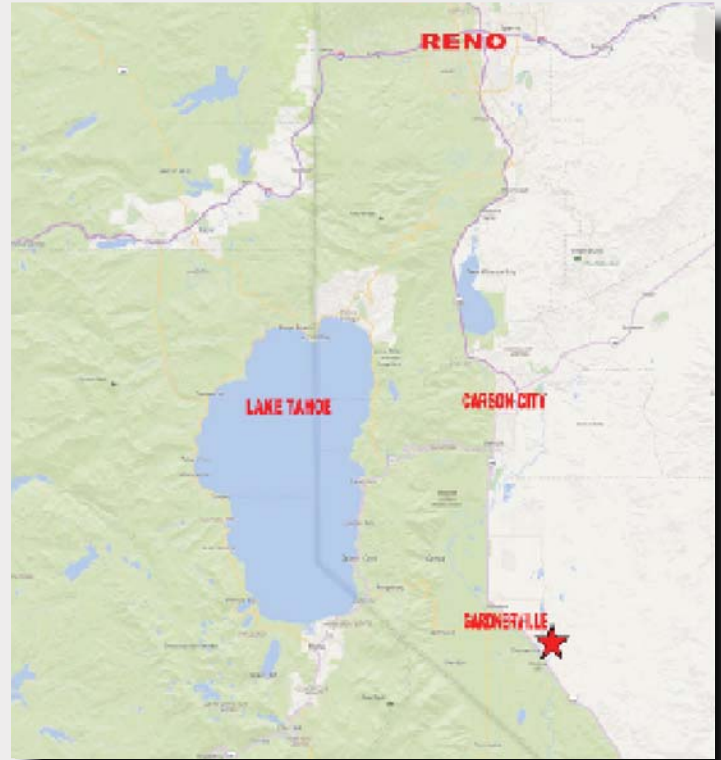
# FARMSTEAD at Corley Ranch Douglas County, NV

## Property Overview *continued*

The Farmstead at Corley Ranch Specific Plan was completed and approved after a great amount of thought and planning by the Alta Consulting Ltd. Team. The "Farm to Table" project is approved for 250 homes as an Active Senior Living Community with mixed - use commercial to include office/retail uses and assisted living. The Specific Plan calls for eight phases that include live - work studio lofts, community barn with a garden and greenhouse, cottage homes, ranch homes, active living residential units, and a working ranch and farm. With all of these healthy amenities, this community will be farm-to-table living.

The first two phases include 42 active living units, 12 live - work studio lofts, community barn with a working ranch and farm, and up to 58,000 square feet of mixed use commercial. The active living units will have a density of 4 units per acre.

Phases 3 through 6 includes 136 cottage homes with a density of 3.2 units per acre. Phases 7 and 8 includes 60 ranch homes with a density of 2.1 units per acre.



## Surrounding Area

The property is located in south Gardnerville and is adjacent to the Washoe Tribal land which is currently under construction to develop a casino and a convenience store. The Farmstead at Corley Ranch will have a 35 acre working ranch and farm as a buffer along its west side between the project and the casino. Other developments in the area include the Carson Valley Golf Course, a Super Walmart, the Carson Valley Medical Center, medical offices, the Douglas County Community & Senior Center, grocery and neighborhood shopping and multiple acres of commercially zoned land ready for future retail development.



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## Photos



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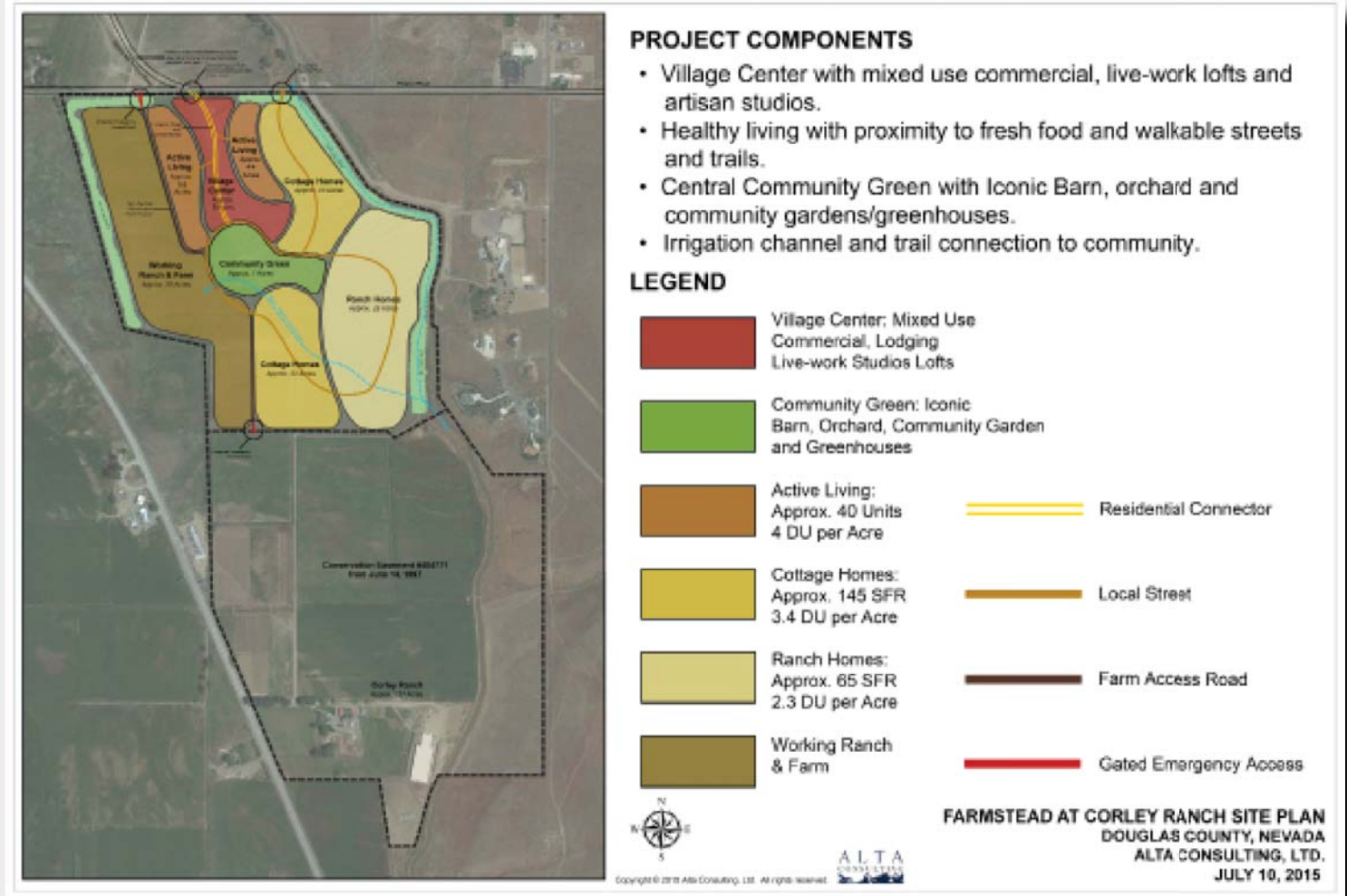
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# FARMSTEAD at Corley Ranch

Douglas County, NV

## Specific Plan Components



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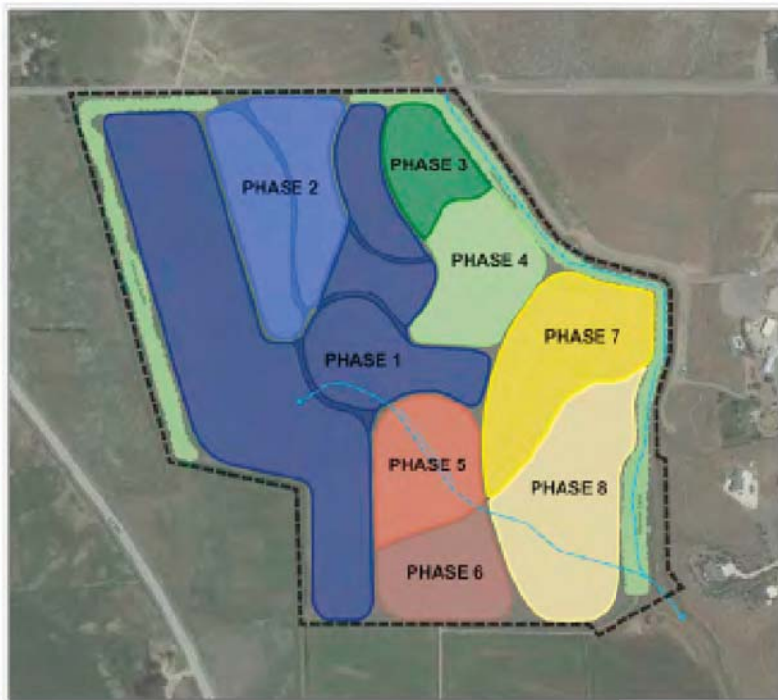
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# FARMSTEAD at Corley Ranch Douglas County, NV

## Development Phasing Plan

The Farmstead anticipates an 8 year phased build out. Phase 1 includes a portion of the Village Center, Community Green, Working Ranch and Farm, and Active Living. Phase 2 will complete

the Village Center and Active Living. Phases 3, 4, 5, and 6 address the build out of Cottage Homes, while Phases 7 and 8 complete the Farmstead with the development of the Ranch Homes.



<b>PHASE 1</b>	18 Active Living Units, 12 Live-work Studio Lofts, Working Ranch & Farm	<b>PHASE 5</b>	30 Cottage Homes
<b>PHASE 2</b>	24 Active Living Units, 58,000 square feet Mixed Use Commercial	<b>PHASE 6</b>	40 Cottage Homes
<b>PHASE 3</b>	34 Cottage Homes	<b>PHASE 7</b>	27 Ranch Homes
<b>PHASE 4</b>	32 Cottage Homes	<b>PHASE 8</b>	33 Ranch Homes

FIGURE 4.5 - DEVELOPMENT PHASING PLAN  
FARMSTEAD AT CORLEY RANCH  
SPECIFIC PLAN DRAFT  
DOUGLAS COUNTY, NEVADA  
JULY 10, 2015  
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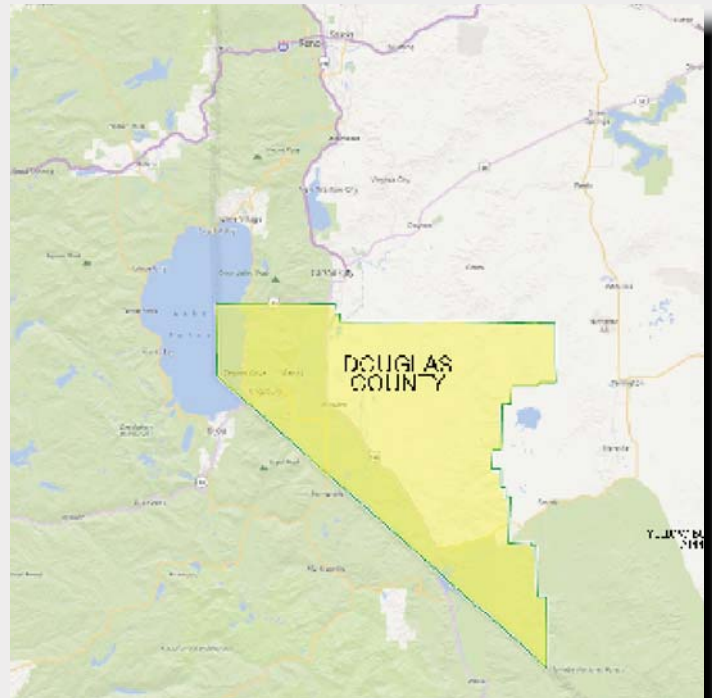
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## FARMSTEAD at Corley Ranch Douglas County, NV

### About Douglas County

Douglas County holds the first permanent settlement in Nevada. The town of Genoa was originally settled in 1851 by Mormon traders selling goods to settlers on their way to California. Named for Stephen A. Douglas,[3] famous for his 1860 Presidential campaign and debates with Abraham Lincoln, Douglas County was one of the first nine counties formed in 1861 by the Nevada territorial legislature.

Douglas County is in western Nevada in the western United States. Stretching from Carson Valley and running up into the Sierra Nevada. The county is bordered on the west by California, and contains about 13.2% of Lake Tahoe, which is split across the two states. Carson City, the state capital, lies to the north, and Lyon County to the east.



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## Location Overview



### APPROXIMATE PROXIMITIES from FARMSTEAD at CORLEY RANCH to:

- Carson Valley Medical Center: 1.5 miles
- Sharkey's Casino: 3.8 miles
- Downtown Gardnerville: 3.9 miles
- Downtown Minden: 5.2 miles
- Stateline: 20.8 miles
- Lake Tahoe: 21 miles
- Downtown Carson City: 20 miles
- Downtown Reno: 55 miles

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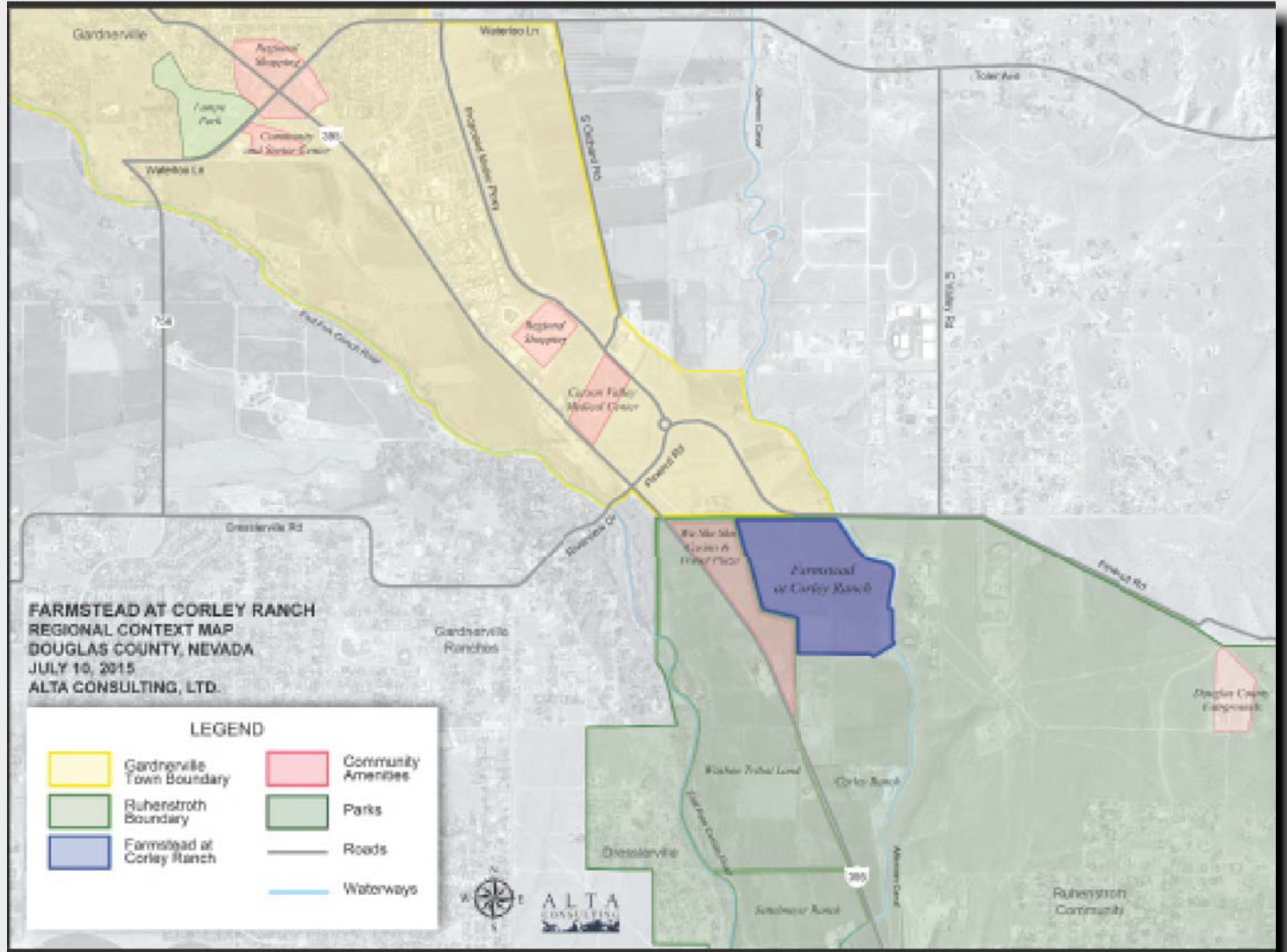
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## Regional Context Map



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Demographics



**Community Profile**

859 US-395, Gardnerville, Nevada, 89410 3  
859 US-395, Gardnerville, Nevada, 89410  
Rings: 5, 10, 20 mile radi

Prepared by Esri  
Latitude: 38.90116  
Longitude: -119.79402

	5 miles	10 miles	20 miles
<b>Population Summary</b>			
2000 Total Population	18,350	26,040	121,606
2010 Total Population	21,822	31,087	126,603
2015 Total Population	22,413	31,895	129,012
2015 Group Quarters	128	226	3,504
2020 Total Population	23,057	32,809	132,256
2015-2020 Annual Rate	0.57%	0.57%	0.50%
<b>Household Summary</b>			
2000 Households	6,988	9,947	47,393
2000 Average Household Size	2.60	2.59	2.49
2010 Households	8,831	12,634	51,035
2010 Average Household Size	2.46	2.44	2.40
2015 Households	9,178	13,141	52,782
2015 Average Household Size	2.43	2.41	2.38
2020 Households	9,493	13,605	54,423
2020 Average Household Size	2.42	2.39	2.37
2015-2020 Annual Rate	0.68%	0.70%	0.61%
2010 Families	6,108	8,924	32,362
2010 Average Family Size	2.90	2.85	2.92
2015 Families	6,310	9,227	33,320
2015 Average Family Size	2.87	2.82	2.90
2020 Families	6,509	9,528	34,296
2020 Average Family Size	2.86	2.81	2.88
2015-2020 Annual Rate	0.62%	0.64%	0.58%
<b>Housing Unit Summary</b>			
2000 Housing Units	7,358	10,490	57,662
Owner Occupied Housing Units	67.5%	70.3%	53.1%
Renter Occupied Housing Units	28.8%	24.5%	29.1%
Vacant Housing Units	3.7%	5.2%	17.8%
2010 Housing Units	9,592	13,822	65,965
Owner Occupied Housing Units	62.1%	65.5%	48.2%
Renter Occupied Housing Units	30.0%	25.3%	29.2%
Vacant Housing Units	7.9%	9.3%	22.6%
2015 Housing Units	9,932	14,455	68,594
Owner Occupied Housing Units	59.5%	63.1%	45.8%
Renter Occupied Housing Units	32.9%	27.8%	31.2%
Vacant Housing Units	7.6%	9.1%	23.1%
2020 Housing Units	10,271	14,974	71,027
Owner Occupied Housing Units	59.5%	63.1%	45.5%
Renter Occupied Housing Units	32.9%	27.8%	31.1%
Vacant Housing Units	7.6%	9.1%	23.4%
<b>Median Household Income</b>			
2015	\$52,043	\$56,448	\$52,539
2020	\$59,627	\$65,480	\$59,190
<b>Median Home Value</b>			
2015	\$219,295	\$249,254	\$235,503
2020	\$237,215	\$267,266	\$271,319
<b>Per Capita Income</b>			
2015	\$28,697	\$31,203	\$29,617
2020	\$32,873	\$35,691	\$33,729
<b>Median Age</b>			
2010	44.5	46.6	43.0
2015	45.4	48.2	44.1
2020	45.3	48.9	44.4

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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May 23, 2016

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Demographics *continued*

	5 miles	10 miles	20 miles
<b>2015 Households by Income</b>			
Household Income Base	9,178	13,141	52,782
<\$15,000	9.6%	8.5%	11.5%
\$15,000 - \$24,999	12.1%	11.7%	11.9%
\$25,000 - \$34,999	12.1%	10.7%	11.6%
\$35,000 - \$49,999	14.2%	13.5%	12.6%
\$50,000 - \$74,999	17.6%	17.8%	19.6%
\$75,000 - \$99,999	11.7%	12.5%	12.2%
\$100,000 - \$149,999	15.3%	16.9%	13.3%
\$150,000 - \$199,999	4.9%	5.1%	4.4%
\$200,000+	3.0%	3.8%	3.2%
Average Household Income	\$69,750	\$75,146	\$89,237
<b>2020 Households by Income</b>			
Household Income Base	9,493	13,605	54,423
<\$15,000	8.8%	7.7%	10.7%
\$15,000 - \$24,999	8.9%	8.2%	8.3%
\$25,000 - \$34,999	11.1%	9.7%	9.8%
\$35,000 - \$49,999	12.9%	12.2%	11.9%
\$50,000 - \$74,999	17.3%	17.4%	19.1%
\$75,000 - \$99,999	13.4%	14.8%	14.9%
\$100,000 - \$149,999	16.9%	18.1%	14.9%
\$150,000 - \$199,999	7.1%	7.5%	6.0%
\$200,000+	3.5%	4.4%	3.5%
Average Household Income	\$79,517	\$85,466	\$78,837
<b>2015 Owner Occupied Housing Units by Value</b>			
Total	5,906	9,123	31,387
<\$50,000	0.5%	0.4%	1.1%
\$50,000 - \$99,999	5.0%	3.6%	7.2%
\$100,000 - \$149,999	16.8%	11.8%	13.3%
\$150,000 - \$199,999	21.0%	16.5%	16.8%
\$200,000 - \$249,999	17.3%	17.8%	15.3%
\$250,000 - \$299,999	10.5%	13.2%	11.1%
\$300,000 - \$399,999	12.7%	16.0%	13.8%
\$400,000 - \$499,999	5.8%	8.0%	7.4%
\$500,000 - \$749,999	7.1%	8.2%	7.5%
\$750,000 - \$999,999	1.8%	2.2%	2.4%
\$1,000,000 +	1.6%	2.2%	3.5%
Average Home Value	\$278,602	\$312,007	\$310,251
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	6,114	9,444	32,324
<\$50,000	0.2%	0.1%	0.6%
\$50,000 - \$99,999	2.4%	1.8%	4.7%
\$100,000 - \$149,999	11.3%	7.9%	7.8%
\$150,000 - \$199,999	21.2%	16.6%	14.7%
\$200,000 - \$249,999	19.3%	18.7%	16.7%
\$250,000 - \$299,999	11.8%	14.3%	12.8%
\$300,000 - \$399,999	12.8%	15.5%	13.3%
\$400,000 - \$499,999	6.8%	8.8%	9.8%
\$500,000 - \$749,999	8.2%	9.3%	10.5%
\$750,000 - \$999,999	3.3%	4.2%	4.6%
\$1,000,000 +	2.3%	2.8%	4.8%
Average Home Value	\$312,643	\$346,447	\$364,918

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Demographics *continued*

	5 miles	10 miles	20 miles
<b>2010 Population by Age</b>			
Total	21,825	31,008	126,605
0 - 4	5.6%	5.1%	5.5%
5 - 9	6.1%	5.8%	5.9%
10 - 14	6.6%	6.3%	5.8%
15 - 24	11.5%	10.7%	12.0%
25 - 34	9.9%	8.8%	11.8%
35 - 44	11.0%	10.8%	12.0%
45 - 54	15.7%	16.2%	16.0%
55 - 64	15.1%	16.3%	15.1%
65 - 74	10.4%	11.5%	9.3%
75 - 84	5.8%	6.2%	5.1%
85 +	2.3%	2.2%	1.9%
18 +	77.6%	78.7%	79.4%
<b>2015 Population by Age</b>			
Total	22,414	31,898	129,013
0 - 4	5.3%	4.8%	5.2%
5 - 9	5.7%	5.5%	5.3%
10 - 14	6.3%	6.0%	5.5%
15 - 24	11.1%	10.6%	11.7%
25 - 34	10.7%	9.3%	12.1%
35 - 44	10.0%	9.8%	11.2%
45 - 54	13.7%	14.2%	14.1%
55 - 64	15.8%	17.0%	16.0%
65 - 74	12.6%	13.8%	11.5%
75 - 84	6.1%	6.5%	5.3%
85 +	2.5%	2.4%	2.1%
18 +	78.9%	80.1%	80.7%
<b>2020 Population by Age</b>			
Total	23,057	32,808	132,255
0 - 4	5.2%	4.7%	5.2%
5 - 9	5.4%	5.2%	5.1%
10 - 14	6.2%	5.9%	5.4%
15 - 24	10.6%	9.8%	10.6%
25 - 34	11.5%	9.0%	12.8%
35 - 44	10.8%	10.1%	11.5%
45 - 54	11.6%	12.2%	12.2%
55 - 64	15.4%	16.8%	15.0%
65 - 74	13.6%	15.2%	13.2%
75 - 84	7.1%	7.8%	6.2%
85 +	2.6%	2.5%	2.2%
18 +	79.4%	80.6%	81.1%
<b>2010 Population by Sex</b>			
Males	10,696	15,286	65,230
Females	11,128	15,801	61,365
<b>2015 Population by Sex</b>			
Males	11,039	15,765	66,256
Females	11,374	16,131	62,758
<b>2020 Population by Sex</b>			
Males	11,407	16,293	67,993
Females	11,650	16,516	64,263

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FOR SALE \$10,750,000

FARMSTEAD at  
Corley Ranch  
Douglas County, NV

Demographics *continued*

	5 miles	10 miles	20 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	21,022	31,008	126,603
White Alone	88.7%	89.6%	89.9%
Black Alone	0.4%	0.4%	1.1%
American Indian Alone	2.4%	2.6%	2.1%
Asian Alone	1.3%	1.2%	2.4%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	3.5%	3.0%	7.6%
Two or More Races	3.5%	3.1%	3.1%
Hispanic Origin	12.2%	10.7%	18.3%
Diversity Index	38.1	35.1	51.1
<b>2015 Population by Race/Ethnicity</b>			
Total	22,415	31,895	129,011
White Alone	86.3%	87.4%	81.6%
Black Alone	1.2%	1.1%	1.8%
American Indian Alone	2.7%	2.9%	2.2%
Asian Alone	1.5%	1.5%	2.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	4.1%	3.5%	8.4%
Two or More Races	3.8%	3.4%	3.5%
Hispanic Origin	14.0%	12.3%	20.1%
Diversity Index	43.3	40.1	54.7
<b>2020 Population by Race/Ethnicity</b>			
Total	21,058	32,809	132,255
White Alone	83.9%	85.2%	80.3%
Black Alone	2.1%	2.0%	1.9%
American Indian Alone	3.1%	3.1%	2.2%
Asian Alone	1.8%	1.7%	3.0%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	4.6%	4.0%	8.6%
Two or More Races	4.2%	3.8%	3.7%
Hispanic Origin	16.0%	14.1%	21.0%
Diversity Index	48.4	44.9	58.8
<b>2010 Population by Relationship and Household Type</b>			
Total	21,022	31,007	126,603
In Households	99.4%	99.3%	96.6%
In Family Households	83.7%	84.3%	77.5%
Householder	28.0%	28.8%	25.6%
Spouse	21.7%	23.1%	19.3%
Child	28.3%	27.0%	28.0%
Other relative	3.1%	3.1%	3.6%
Nonrelative	2.6%	2.3%	2.7%
In Nonfamily Households	15.7%	15.0%	19.4%
In Group Quarters	0.6%	0.7%	3.4%
Institutionalized Population	0.6%	0.6%	3.1%
Noninstitutionalized Population	0.1%	0.1%	0.3%

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Demographics *continued*

	5 miles	10 miles	20 miles
<b>2015 Population 25+ by Educational Attainment</b>			
Total	15,950	23,322	93,187
Less than 9th Grade	2.2%	2.0%	4.4%
9th - 12th Grade, No Diploma	5.5%	4.4%	6.4%
High School Graduate	23.1%	22.5%	22.5%
GED/Alternative Credential	4.3%	3.9%	3.9%
Some College, No Degree	32.7%	32.3%	30.1%
Associate Degree	11.3%	11.2%	9.3%
Bachelor's Degree	14.9%	16.2%	15.8%
Graduate/Professional Degree	6.1%	7.4%	7.8%
<b>2015 Population 15+ by Marital Status</b>			
Total	18,523	26,713	108,318
Never Married	24.7%	22.1%	27.8%
Married	52.7%	56.3%	50.9%
Widowed	7.8%	7.7%	6.5%
Divorced	14.8%	13.9%	14.8%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.4%	95.8%	92.9%
Civilian Unemployed	4.6%	4.2%	7.1%
<b>2015 Employed Population 16+ by Industry</b>			
Total	9,874	13,931	58,056
Agriculture/Mining	1.6%	2.0%	1.6%
Construction	10.5%	9.2%	7.1%
Manufacturing	7.1%	6.6%	6.1%
Wholesale Trade	2.5%	2.2%	1.4%
Retail Trade	13.7%	13.8%	12.6%
Transportation/Utilities	3.4%	4.3%	3.6%
Information	0.4%	0.6%	1.1%
Finance/Insurance/Real Estate	4.4%	4.7%	5.0%
Services	49.0%	47.4%	52.1%
Public Administration	7.4%	9.1%	9.2%
<b>2015 Employed Population 16+ by Occupation</b>			
Total	9,875	13,932	58,059
<b>White Collar</b>			
Management/Business/Financial	11.5%	12.9%	12.3%
Professional	16.4%	16.2%	15.9%
Sales	10.9%	11.5%	11.7%
Administrative Support	19.4%	18.4%	15.8%
Services	21.2%	19.3%	25.6%
<b>Blue Collar</b>			
Farming/Forestry/Fishing	1.0%	1.2%	0.7%
Construction/Extraction	9.1%	7.3%	5.8%
Installation/Maintenance/Repair	2.8%	3.9%	3.4%
Production	3.3%	3.3%	4.7%
Transportation/Material Moving	4.3%	4.1%	4.1%

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Demographics *continued*

	5 miles	10 miles	30 miles
<b>2010 Households by Type</b>			
Total	8,831	12,634	51,035
Households with 1 Person	24.4%	23.2%	27.6%
Households with 2+ People	75.6%	76.8%	72.4%
Family Households	69.2%	70.6%	63.6%
Husband-wife Families	53.7%	56.7%	47.0%
With Related Children	19.8%	19.4%	17.7%
Other Family (No Spouse Present)	15.5%	14.0%	15.8%
Other Family with Male Householder	4.9%	4.3%	5.2%
With Related Children	3.3%	2.8%	3.2%
Other Family with Female Householder	10.8%	9.8%	10.4%
With Related Children	6.9%	6.1%	6.6%
Nonfamily Households	6.4%	6.2%	9.0%
All Households with Children	30.4%	28.0%	28.0%
Multigenerational Households	3.7%	3.5%	3.4%
Unmarried Partner Households	7.0%	6.5%	7.9%
Male-female	6.2%	5.8%	7.2%
Same-sex	0.7%	0.7%	0.7%
<b>2010 Households by Size</b>			
Total	8,831	12,633	51,035
1 Person Household	24.4%	23.2%	27.6%
2 Person Household	38.9%	41.6%	38.5%
3 Person Household	16.2%	15.6%	14.7%
4 Person Household	12.0%	11.8%	11.1%
5 Person Household	5.6%	5.3%	5.1%
6 Person Household	2.0%	1.8%	2.0%
7+ Person Household	0.8%	0.8%	1.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	8,831	12,634	51,035
Owner Occupied	67.4%	72.2%	62.3%
Owned with a Mortgage/Loan	49.3%	51.7%	43.7%
Owned Free and Clear	18.2%	20.4%	18.5%
Renter Occupied	32.6%	27.8%	37.7%

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FARMSTEAD at  
Corley Ranch  
Douglas County, NV



## Guest Opinion: 'Farm-To-Table' Community Concept Good For Douglas County

Posted By *cvalleytimes* on June 28, 2016

The recent approval of the Farmstead at Corley Ranch has been the subject of much controversy, generating several news articles and personal letters from the residents of Douglas County.

In reality, the Farmstead project is vastly different than other mixed-use/residential real estate developments in our area. Farmstead is truly unique because it incorporates a "farm-to-table" concept and lifestyle and will be the first of its kind in Nevada.

The Farmstead vision began taking shape nearly three years ago when Jon and Paula Corley engaged Mark Neuffer of Alta Consulting to create a working concept, design and long-term plan, and to present it to Douglas County.

Mark and his team approached the challenge to find "the right place to build, and the right place to preserve" on the heels of one of the worst economic recessions in our state's history.

On March 3, 2016, the Board of County Commissioners approved a Master Plan Amendment and a Specific Plan for the Farmstead. At the conclusion of a lengthy hearing, four of the five board members agreed that the plan met the legal standard for approval under Douglas County Code and applicable state law.

The Board members individually articulated their findings supporting the project for the record.

The Farmstead community includes 250 homes centered around a working, sustainable farm and orchard. Many other states have embraced the idea, and several successful farm-to-table communities operate in the United States.

Indeed, the farm-to-table approach to the development of residential real estate has become what can be described as a national movement.

In Douglas County, residential development is controlled through a permit allocation system. This system is designed to provide for strategic growth, while at the same time, maintaining our rural character.

As evidenced by their votes, a majority of Board members believe moving forward with the Farmstead is good for our community.

In my view, the Farmstead project, while contemplating growth, provides for wise use of our natural resources and benefits the general community.

### Positive Impact for People

- Individual farmers and ranchers in Douglas County can sell their agricultural land consistent with the Master Plan, but their conservation choices must also be economically feasible. Finding a middle ground between ranching, development, and property rights benefits the community as a whole. The Farmstead project allows the Corley family to sell a portion of their agricultural land, yet continue to live on and maintain their ranching and farming operations in existence since 1996.

- Douglas County has a growing retirement-age community. Building the Farmstead addresses the need for quality housing for our active adults, aged 55 and over. Recently, an article in The Record-Courier referenced the U.S. Census numbers for March 2016, indicating Douglas County's overall population has in fact increased over the past three years.



The farm-to-table concept and community park-like setting provides a more natural, agricultural environment that promotes an active, healthy lifestyle for Douglas County residents. Walking paths and a community barn will facilitate social interaction and help build family relationships.

- The community farm located within the project will be professionally maintained to provide fresh, seasonal fruits and vegetables for the residents, and possibly for the public,

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# FARMSTEAD at Corley Ranch Douglas County, NV

FARM TO TABLE CONTINUED FROM PAGE 15

i.e., farmers market, community-supported agriculture (CSA) gardens, etc. For example, the owners of Agritopia, a farm-to-table community located in Gilbert, Arizona, designated several acres for the public to purchase small garden plots to raise their own vegetables and herbs. Agritopia also offers a college-level internship program for agriculture students.

## Good for the Environment

- A portion of the land within the Farmstead is preserved in perpetuity through a conservation easement agreement created under state law. This conservation easement is in addition to the existing conservation easement established on the Corley land in 1997. Lands within conservation easements are essentially protected from future development.

The Farmstead utilizes the Transfer of Development Rights (TDR) program approved by the Board and codified in DCC Section 20.500 et. seq. In exchange for the rights to develop the Farmstead (receiving area), approximately 160 acres of environmentally sensitive land (sending area) in Douglas County will be preserved

as open space. In this case, a portion of the Stodieck Farm land will serve as the sending area.



## The Right Location

- As recognized by the Board members, the construction of the Washoe Tribe Travel Plaza has altered the land use equation and weighs in favor of approving the Farmstead.

- Water necessary for the development and residential use is already available and will be supplied by the Gardnerville Water Company (GWC). Contrary to the claims of some individuals, the water for Farmstead will not be drawn from the aquifer serving the Ruhenstroth neighborhood. According to the GWC Engineer, the water production from the GWC wells “does not affect the recharge of domestic wells located on the east side of the Carson Valley including Ruhenstroth.”

- Pinenut Road bordering on the north end of Farmstead is already available. According to the traffic studies submitted and considered by both the Planning Commission and the Board, the existing roadway can adequately accommodate the anticipated traffic flow over the next 20 years.

The residents of Farmstead will be in close proximity to the Carson Valley Hospital, the Community and Senior Center, restaurants, schools and shopping centers. Carson Valley Hospital also supported the project, reasoning that a “community within a community” would enable health care providers and first responders to address their needs “without the traditional barriers of distance and access.”

## Built-In Controls and Limitations

- The County required that in addition to the application for a Master Plan Amendment, a separate Specific Plan be submitted outlining in careful detail how the Farmstead would be built. The County also required two separate community meetings to gather information and input from the residents of Ruhenstroth. These additional steps were not required under the code; however, the extra effort produced valuable information and an additional layer of oversight and control over the entire planning process.

- The Farmstead is strictly limited to 250 homes. The project land borders two conservation easements, an existing roadway (Pinenut Road) and the Washoe Travel Plaza. The builders of Farmstead must follow the Specific Plan, which is a binding document reviewable by the Board.

## Summary

The Farmstead vision is a unique combination of residential and agricultural design and uses in a near-perfect natural setting. The Farmstead community will promote sustainability, preservation of the environment, and maintaining a healthy lifestyle.

Change, in this case, is a good thing.

According to Mark Neuffer, Farmstead’s primary champion, “Corley Ranch is the right place to build – Stodieck Farm is the right place to preserve.”

In my opinion, building the Farmstead is another opportunity for Douglas County to demonstrate responsible, strategic growth, build the local economy and embrace positive change. Community support is vital to its success.

To learn more about the Farmstead, go to [www.farmsteadatcorleyranch.com](http://www.farmsteadatcorleyranch.com)

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## Review-Journal Article

# LAS VEGAS REVIEW-JOURNAL®

## Douglas County must be the best-kept secret in Nevada.

By ED VOGEL  
LAS VEGAS REVIEW-JOURNAL Posted December 2, 2011 - 10:59pm  
<http://www.reviewjournal.com/nevada-150/douglas-county-best-kept-secret-nevada>

Lying just south of Carson City, here one finds the lush, green, 20-mile long Carson Valley dotted with ranches covered by grazing cattle. And 1,400 feet above the valley floor lies the southern half of Lake Tahoe, with some of the most beautiful scenery in the world.

This is where Nevada's first Anglo residents settled in 1851 — although that was about 9,000 years after the Washoe Indians arrived to live a nomadic life of gathering pine nuts and hunting rabbits in Carson Valley, except for fishing and summering at Lake Tahoe. They knew a good place when they saw it.

But outsiders slowly are discovering this place of clean air and beauty. Until the Great Recession five years ago,

wealthy California retirees — like the late Bing Crosby's wife Kathy — were buying ranches near pricey Genoa. Ever hear of Friesian horses, the horse used in European wars? There are ranches here full of the beautiful and costly black horses.

Others were purchasing multimillion-dollar homes at Lake Tahoe's Stateline and in the pine forests on the west side of Carson Valley. The boom brought skyrocketing land and home prices that priced many people, particularly those with children, out of Douglas County.

Growth largely has been halted since the recession. State demographer Jeff Hardcastle in mid-October estimated the county population at 47,414 and projected no growth for the next three years. Growth then will average about 0.4 percent annually, less than half the state average, with the population rising to 50,531 in 2032.

On the bright side, a 2010 U.S. Census report put per capita income in Douglas County at \$35,239, the highest in the state and about \$8,000 higher than Clark County and the U.S. average. Median family was put at \$73,543.

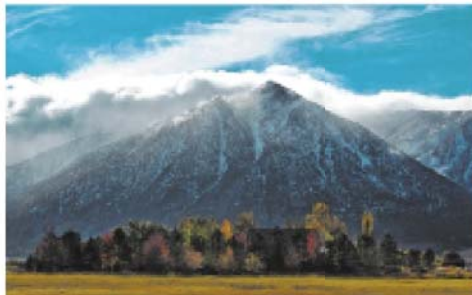
The county school population this fall was measured at 6,150, down 1,000 students from 10 years ago.

What stuns Sen. James Settelmeyer, R-Minden, likes most about the county his ancestors settled in 1880 is the mountains. In any direction you look at mountains, including Job's Peak, which towers 7,000 feet over the valley.

"The mountains are cradling to me," he said. "When I leave I miss the mountains. They make me feel at home."

He figures more Californians have discovered Douglas County in part because Nevada has no personal income tax and they can save 10 percent on their taxes. One positive aspect of the recession is that home values dropped, making it more affordable for moderate income families, he added.

The county's future will be brighter if there is a variety of people of different ages, not an excessive population of senior citizens, he said.



A ranch in Gardnerville, just south of Carson City, sits at the foot of one of the spectacular mountain views in Nevada.  
(Cathleen Allison/Las Vegas Review Journal File Photo)

The First Territorial Legislature in November 1861 laid out boundaries and named Douglas County after Sen. Stephen O. Douglas of Illinois. Douglas had died that June 3 and had lost the presidential race to Abraham Lincoln a year earlier. By then, the Washoe lands had been taken by white settlers with the Indians becoming their servants and ranch hands.

Douglas was a Democrat, an anathema in two-thirds Republican Douglas County, where a Democrat hasn't been elected since 1982. Just recently the local Record-Courier newspaper carried a letter from a person who said he has been repeatedly insulted because his vehicle carries an Obama-Biden sticker.

The story of Douglas County really is the story of the Dangberg and Bently families. German immigrant Heinrich Friedrich Dangberg arrived in 1856 and opened a small ranch. But one day he came home to find a tough gunslinger Lucky Thomson claimed the ranch as his own.

Dangberg started another ranch about a mile away. This became the Dangberg Home Ranch and was the start of his empire.

(Continued on page 2)

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The logo for ALTA CONSULTING features the company name in a serif font above a stylized illustration of a mountain range with snow-capped peaks.

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## Review-Journal Article *continued*

*(Continued from page 1)*

By the time he died in 1904, Dangberg's ranch covered 20,000 acres, and with his four sons and daughters, the H.F. Dangberg Land and Live Stock Co. would own 56,000 acres, including Thornton's ranch.

In 1905, the Dangberg family founded the town of Minden, named after the German city from where H.F. had been born. They opened a bank, started a creamery, flour mill, wool warehouse, potato fields and apple orchards, and ran thousands of head of cattle and sheep. Minden would replace Genoa as the county seat.

But H.F. was not popular. In 1879, the state Senate seat he won by two votes was awarded to his opponent.

The other Douglas County czar was Don Bentley, who died two years ago at age 87. An electrical engineer, he founded Bentley Nevada Corp. in 1961, and the company began creating sensors to measure vibrations in machinery. The Bentley company became one of Douglas County's largest employers with 1,200 local workers. He sold the company to General Election in 2002, but Bentley kept thousands of acres that he used for agriculture experiments, including the development of bio-fuels.

His son, Christopher, recently announced plans to convert the long-closed Minden Flour Milling Co. into a distillery called Nevada Heritage. A new state law permits the development of local distilleries.

People who cannot afford to live here can always take a bottle of bourbon home.

### DOUGLAS COUNTY

- ▶ Founded: 1861
- ▶ Named for: Sen. Stephen O. Douglas, D-Ill., the Democratic candidate for president in 1860
- ▶ Seat: Minden
- ▶ Area: 710 square miles
- ▶ Population: 47,414
- ▶ Density: 67 per square mile

20

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130 +/- ACRES ~ For Development

FOR SALE \$10,750,000

FARMSTEAD at  
Corley Ranch  
Douglas County, NV

ONLYINYOURSTATE Article



### Here Are The 10 Best Cities In Nevada To Retire In

Posted in Nevada September 03, 2015 by Jennifer <http://www.onlyinyourstate.com/nevada/nevada-retirement/>

Choosing where to retire is an important life decision. The right decision can lead to many years of happiness, whereas the wrong decision could end up being very costly.

Nevada is one of the fastest growing U.S. states, meaning there are many great cities to retire in. It's also home to numerous 55+ communities. With breathtaking landscapes, a variety of recreational activities, affordable housing and low tax rates, it's not surprising so many people are choosing to retire in the Silver State.

Here are the 10 best cities in Nevada to retire in:



1

#### Gardnerville

Retirees are choosing to settle down in Gardnerville and its neighboring town, Minden, because of its location. Retirees love the fact there's no traffic congestion, the air is clean, and numerous recreational activities are offered such as hiking, fishing, biking and golfing.



2

#### Mesquite

Mesquite offers a mild climate, lots of sun and small-town friendliness. Retirees interested in golf will enjoy playing on Mesquite's beautiful courses, including Wolf Creek - one of the best golf courses in the world. Retirees account for half of Mesquite's population.



3

#### Reno

In Reno, retirees have access to many different types of recreational activities. There are also many active adult communities to choose from. Retirees love living in Reno!



4

#### Fallon

Fallon sits along Highway 50 - "Loneliest Highway in America." With a crime rate that's below the national average and a cost of living that's 5% below the national average, it comes as no surprise retirees are choosing to settle down in Fallon.



5

#### Pahrump

Pahrump offers its retirees a quiet lifestyle in a convenient location. Those who choose to retire here are only a 45 minute drive from the amenities of Las Vegas. Retirees will get a lot for their money in Pahrump when they purchase a home. Larger homes are priced very reasonably, and most are situated on large lots. The cost of living in Pahrump is 8.5% below the national average.

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ONLYINYOURSTATE Article *continued*



6

#### Carson City

Approximately thirty miles to the west of Carson City is Lake Tahoe, which offers great skiing and hiking opportunities, and thirty miles north of Carson City is Reno, which offers a variety of wonderful restaurants, casinos and shows. In addition to these recreational activities, retirees will also thoroughly enjoy Carson City's thriving arts community.



7

#### Henderson

Henderson is only a short drive from the fabulous restaurants and entertainment found in nearby Las Vegas. It has a small-town feel with a low crime rate. Henderson also has 54 parks with over 65 miles of walking and hiking trails, and 10 beautiful golf courses to keep retirees busy and happy.



8

#### Elko

Elko is a small, friendly town that's great for retirement. It's a safe town that offers fun activities almost every weekend. The Ruby Mountains is the main outdoor attraction in the area, and it offers many camping, hunting, bird watching and hiking opportunities. The cost of living in Elko is 4.3% below the national average, which is a huge reason why retirees choose to settle down in this small town.



9

#### Genoa

Genoa is Nevada's oldest town, and it's located 25 miles east of Lake Tahoe and 40 miles south of Reno. Retirees love the historic charm of Genoa, in addition to the many local amenities and shops the town offers. Many recreational activities are available in the surrounding area, including hiking, biking, golfing and fishing. Genoa truly is a quaint town with a real community feel.



10

#### Boulder City

With two great golf courses, a laid-back atmosphere and a beautiful historic downtown area, it's easy to see why retirees are choosing to settle down in Boulder City. Boulder City is a friendly community and one of the safest in Nevada. Located only 25 miles from Las Vegas, retirees can easily spend the day exploring Sin City and then return home.

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