Where Vision Meets Wilderness

Former Safe Haven Wildlife Sanctuary | Buena Vista Valley, Nevada

There are places that are simply land, and there are places that carry a story. The former Safe Haven Wildlife Sanctuary is one of those rare properties—a Nevada landscape where open space, established infrastructure, and long-range possibility already exist together.

Across the American West, both wildlife habitat and meaningful human refuge are becoming harder to find. Open landscapes are shrinking, development pressure continues to absorb quiet places, and properties capable of supporting both restoration and thoughtful human use are increasingly uncommon. This property offers a rare counterpoint: a substantial holding with privacy, utility infrastructure, existing improvements, and room to imagine what comes next.

At dawn, Buena Vista Valley opens in layers of sagebrush, meadow, mountain, and sky. To the west, the Humboldt Mountain Range forms a natural wall between the valley and Interstate 80. To the east, the East Range rises from the desert floor, creating a wide amphitheater of light, distance, and uninterrupted views.

For decades, this site operated as a sanctuary. Today, it is positioned for a new chapter one that may include conservation, education, retreats, hospitality, recreation, private stewardship, or a legacy property unlike any other.

Comprising approximately 320 deeded acres, the property is distinguished not only by its setting, but by the work already completed. Unlike raw land that may require years of planning, permitting, utility installation, and construction, this offering includes an established development footprint and operating infrastructure.

Nine fixed buildings, constructed to Pershing County building-code standards and supported by certificates of occupancy, occupy approximately 30 developed acres. These improvements represent a substantial head start for any future owner, reducing the uncertainty, cost, and time normally associated with remote-property development.

The property also benefits from utility systems rarely found in such an isolated setting.

Electrical and water systems have already been thoughtfully developed. The property operates with 400 amps of electrical service and includes two automatic backup generators. Water and electrical distribution systems run underground, helping preserve the natural character of the landscape while allowing future expansion to be approached with flexibility.

A single well currently serves both 160-acre parcels, one of which remains almost entirely untouched. With nearly 290 acres available beyond the existing developed area, the opportunity is not simply to acquire an operating facility; it is to shape the future of an entire destination.

The surrounding landscape adds to the property's long-term value.

The land rests within a broader open-space setting shaped by working ranches, Bureau of Land Management lands, and deeded lands. This surrounding checkerboard of public and private holdings creates a sense of permanence, privacy, and separation that is increasingly difficult to find.

There are no suburban subdivisions pressing against the horizon, no industrial corridors interrupting the view, and no congestion competing with the valley's natural rhythm.

Instead, there is quiet—the kind of quiet that allows the wind through the sagebrush, distant wildlife, and the movement of light across the mountains to become part of the experience.

Nearby Star Peak, the highest summit in the Humboldt Range at approximately 9,840 feet, provides a dramatic western backdrop. Its canyons, rock formations, and high-desert terrain support hiking, horseback riding, camping, off-road exploration, and other outdoor recreation.

To the east, the East Range rises to approximately 6,253 feet, creating a complementary mountain boundary and extending the recreational and scenic character of the valley.

As the day progresses, the high desert reveals one of its most memorable qualities: the way light transforms the land.

Morning and evening turn the valley into a field of color and shadow. Mountain ridges glow, the desert floor shifts in tone, and the sky becomes part of the property's daily presence.

This offering is more than real estate.

It offers land, infrastructure, privacy, and readiness in one setting. The property is owned free and clear, with no mortgage and no liens. It provides development potential without starting from bare ground, privacy without sacrificing accessibility, and an existing foundation that would be difficult and costly to recreate.

Most importantly, it offers a blank page for a buyer with vision.

For one owner, that vision may be a destination retreat where guests reconnect with nature. For another, it may become a conservation center, educational campus, leadership institute, hospitality destination, or private family compound.

The former Safe Haven Wildlife Sanctuary has already lived one remarkable life.

Now, surrounded by mountains, protected by open land, and supported by infrastructure ready for immediate use, it waits for someone with the imagination to write its next chapter.

In a world where untouched beauty, privacy, habitat, and development readiness rarely exist together, that opportunity is becoming increasingly rare.

Property Overview

Property Summary

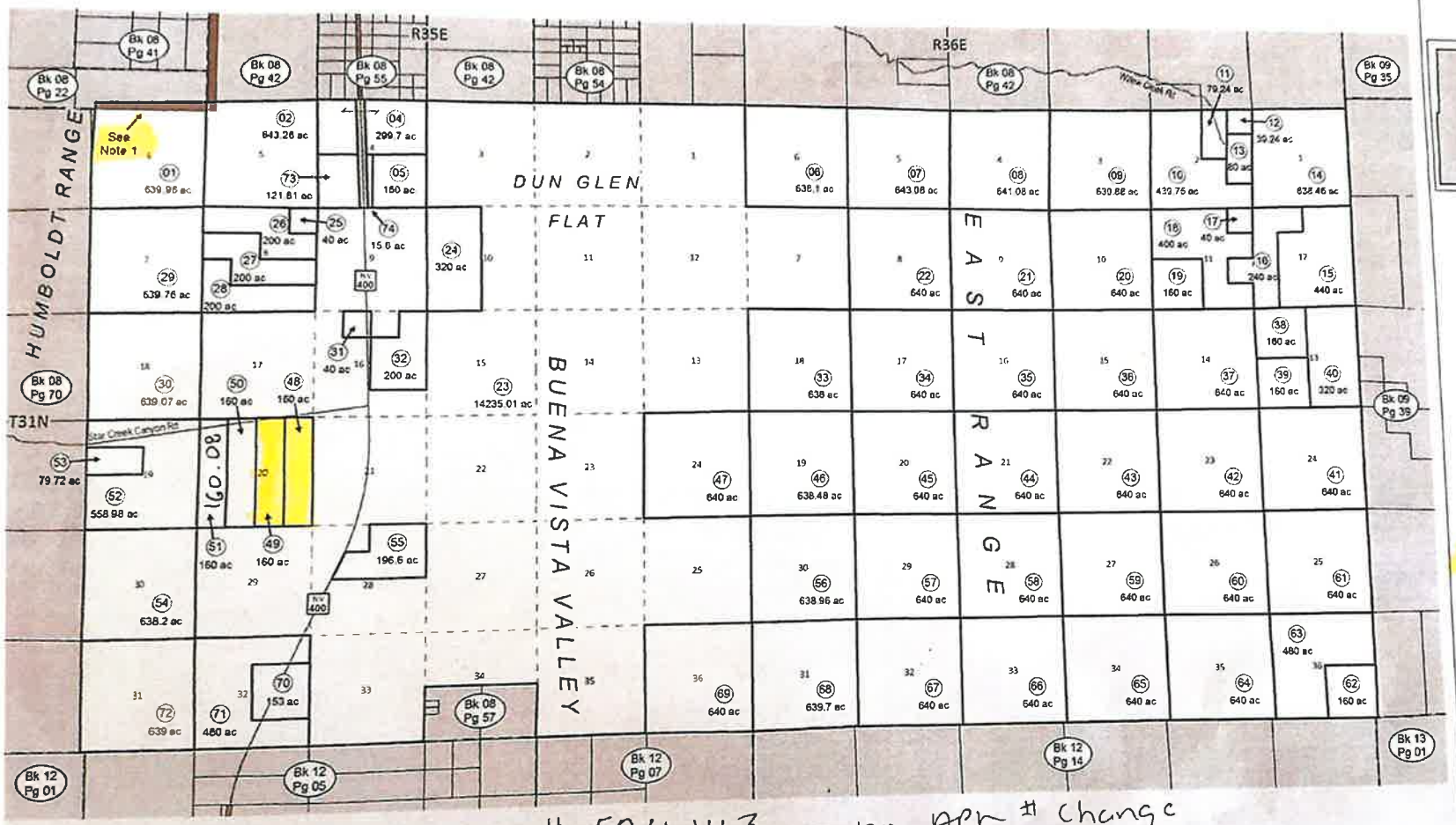
1. 320 acres
2. Nine fixed buildings
3. Electrical service with generator
4. On-Site water system

The current site is situated in the Buena Vista Valley, at the base of the Humboldt Mountain Range. Buena Vista Valley is primarily occupied by two extensive ranches—Star Creek and Coyote Creek—each covering approximately 49,000 acres. These ranches are composed of both deeded land and BLM (Bureau of Land Management) land, arranged in a checkerboard pattern within an open range environment. The valley runs north to south, nestled between the Humboldt Mountain Range to the west and the Eastern Mountain Range to the east, with elevations reaching up to 9,836 feet and 6,253 feet, respectively. Both ranches hold most of the legacy water rights, extending up to the top of each mountain range.

Land Description and Surroundings:

David and Lynda Sugasa own two quarter sections of land located in Township 31N, R35, specifically parcels 008-560-48 and 008-560-49. One of these sections has been subdivided into quarters and is notably isolated. The four ¼ sections in this area are numbered 19 through 22. Star Ranch owns section 19, section 20 is held by a different entity, and sections 21 and 22 are owned by David and Lynda. The surrounding land primarily consists of Star Creek property and BLM land.

BUENA VISTA
I-80
HUMBOLDT RANGE
EASTERN RANGE
ROUTE 400
SAFE HAVEN



Bk 08 - Pg 56

T31N, R35E & T31N, R36E

Parcel numbers on this page 08-560-xx

Revision date: 8/8/2014
Revised by: PC Assessor's Office/CPS

Note 1: Parcels overlap in this shaded area due to township survey discrepancies.

Assessor's Office
398 Main St
Lovelock, NV 89419
775-273-2359

Disclaimer: This map was prepared for use Pershing County Assessor's Office for asse purposes only. It does not represent a surv liability is assumed as to the accuracy of t delineated hereon or to the sufficiency of the any other use.

see map # 524 1413 - no APN # change update Acreage only

Access to Property

Access to Safe Haven is provided by 10-mile stretch of State Route 400 off of 1-80 and ½ mile Pershing County maintained road to the facility.

The facility itself has nine structures:

Main House 40' X 50'

The main house is a newly renovated Champion triple-wide residence set on a cement foundation with a concrete-covered crawl space. The three-bedroom, two-bath layout emphasizes mountain views, natural light, high ceilings, wood doors, and wood cabinetry.

The home is heated primarily by an efficient Toyostove oil heater, with propane heat available as a secondary backup system.

The house also includes central air conditioning, new carpet, a stove, and fresh interior paint.

Main building 30'X80'

Completed in 2007, the main building includes a certificate of occupancy and was constructed with 2 x 6 exterior walls, 2 x 4 interior walls, OSB sheathing, metal exterior siding, and a metal roof. The structure sits on a 6-inch concrete slab and includes dual heating, a bathroom, and evaporative cooling.

The interior is divided into four finished 20-foot sections that may be removed to create a single open-span space. Current uses include bathrooms, food preparation, storage, office space, and shop functions.

The south end includes an insulated electric roll-up garage door with wind hooks and double garage-door access.

Certificate of occupancy

Outbuilding 20'X30'

This outbuilding features insulated 2 x 6 construction, OSB sheathing, metal exterior siding, and a concrete floor with an open interior. It includes a double door, one window, propane-stove heat, a permanent through-wall air-conditioning unit, and a certificate of occupancy.

Outbuilding 24'X34'

Buildings construction is 2X6, insulated, OSB, metal covering. Heat utilizing a propane stove, cooled by a built-in wall air conditioner. The building has water, water heater, lights and also has a 1,000-gallon septic for the floor drains even though there is no bathroom. Certificate of occupancy

Outbuilding 40'X100'

This contractor-built manufactured steel building includes poured concrete floors and footings, insulated walls and ceilings with steel-panel coverage, and three separate heat pumps providing heating and air conditioning. The open layout has no interior partitions, with windows and doors at both ends, allowing the structure to be adapted for a variety of future uses. The building has a certificate of occupancy.

Trailer House 14'X80'

The single-wide trailer residence includes three bedrooms and two bathrooms. It is mounted on pedestals, skirted, connected to facility water, served by a 1,000-gallon septic system, and supported by a certificate of occupancy.

Storage Outbuilding 20'X30'

This storage building has previously been used for aircraft storage and may be repurposed for general equipment, materials, or vehicle storage. It includes electrical service, no heat, and evaporative cooling.

The building has a certificate of occupancy.

Electricity

Electrical service is provided by NV Energy through two separate 200-amp services distributed underground. The existing configuration supports current facility operations and does provide a foundation for future expansion.

100 % Generator backup

The facility includes full generator backup supported by two propane-fueled generators with automatic transfer switching for commercial grid interruptions.

- Generac 45 KVA, 200-amp generator with automatic switching panel.
- Cummins 50 KVA, 200-amp generator with automatic switching panel.
- Propane fuel service is satellite monitored, with automatic refill dispatch during extended outages.

Generac 45 KVA 200-amp generator

Cummins 50 KVA 200-amp generator

Water system

The water system is supplied by a 360-foot-deep well and uses a computerized constant-pressure pump to maintain approximately 60 PSI throughout the facility.

The system is powered by NV Energy and backed up by a generator to help ensure continuous water service. A spare pump and computer are kept on site; if replacement is required, estimated downtime is approximately eight hours.

Current use is approximately 1,000,000 gallons per year, including all facility use, weekly swimming-pool filling, and irrigation. Water testing has shown no issues other than high calcium. The well draws from a stable aquifer, with consistent water levels under continuous load.

Solar System

The property includes a 30-panel solar system that is installed but not currently active. Reactivation would require changing the inverter configuration from off-grid wiring to string inverters and rewiring the panels from parallel to series using existing wiring.

Once reconfigured, the system could provide daytime solar production and allow excess production to be stored through the NV Energy grid system. The panels are mounted on fixed supports oriented for winter sun and require minimal maintenance.

Inclusive Inventory On An As Is Basis

Safe Haven includes a significant amount of existing infrastructure, support platforms, specialized caging, tools, and maintenance equipment at no additional cost that offers real value to future owners. Instead of viewing these features as a burden, they can be seen as flexible assets that support multiple paths forward mainly offsetting restructuring costs. New owners may choose to repurpose select structures, sell equipment such as the trailer house, RVs, trucks, and specialized caging, or work with a demolition company to clear areas that do not fit their plans. In addition, the galvanized cage materials provide potential salvage value, including approximately thirty 8-by-20 panels originally valued at $120 each and approximately twenty 20-foot galvanized steel poles originally valued at $120 each. Together, the included inventory and reusable materials create a meaningful offset and added benefit, allowing each new owner to evaluate the property through the lens of their own vision, priorities, and future use.

Category	Type	Item	Description
Trailers			
	House	**Broadmore**	**House trailer made by Broadmore 66'0" X 15'0", 3 bedroom**
	RV 1	**Keystone**	**Cougar travel trailer model 29' built 2007**
	RV2	**Keystone**	**Springdale Model 189FL 2015**
	RV3	**Keystone**	**Cougar travel trailer model 30 2009**
	Utility		**8' light two wheel**
	Flalt Bed	**Flat Bed**	**Reidi Haul 10,000#, 19' long flat bed with fold up ramp**
	Horse Trailer	**Corn Pro**	**16' Horse trailer for four horses, four tires**
	ATV Utility	**Utility**	**8' light two wheel**
Trucks			
	Pickup 1	**Ford**	**2011 Ford F250 Heavy Duty Quad Cab four wheel drive**
	Pickup 2	**Chevy**	**2006 Chevy F250 Heavy Duty, Quad Cab, Duramax Diesel, Four wheel drive**
	Pickup 3	**Dodge**	**2002 Dodge RAM 2500 Heavy Duty, Extended Cab, Cummins Diesel, Four whell drive**
	Pickup 4	**Dodge**	**1996 Dodge Ram 2500 Heavy Duty, Extended Cab, Cummins Diesel, Two wheel drive**

Tractor			
	Tractor	**New Holland**	**TC45D, 4WD Tractor**
		Back Hoe	**New Holland backhoe attachment**
		Box Blade	**8' Heavy Duty box blade**
		Mower Deck	**Heavy duty 32 Inch PTO driven finish mower**
		Rake	**8' three point rake, heavy duty**
		Snow Thrower	**New Holland PTO Driven snow thrower**
		PTO Sprayer	**PTO powered six-foot boom sprayer.**
ATV/Utility			
	ATV 1	**Yamaha**	**Grizzly 660CC ATV**
	ATV2	**Polaris**	**Polaris 6x6 Ranger**
Appliances			
		Water Heater	**One gas hot water heater**
		Washer	**One commercial washer**
		Dryer	**One commercial gas dryer**
		Gas Stove	**One gas kitchen stove with oven**
		Chest Freezers	**8 Chest freezers**
		Refrigerators	**2 refrigerators**
Generators			
			One Cummins 45 KVA Propane backup generator
			One Generac 45 KVA Propane backup generator
			Two Isuzu 5 KVA Diesel generator
Miscellaneous Equipment			
	Weed eater		**DR walk behind PRO, walk behind**
	Weed eater		**DR walk behind PRO, walk behind**
	Weed eater		**10 hand held variable makes**
	Lawn Vacuum		**Walk behind lawn vacuum**
	Pressure Washer		**2 Pressure washers**

Table saw	One table saw
Hand tools	Various
Power tools	Mostly Makita building tools
Sand Blast	One sand blast cabinet
Air Compressor	Two air compressors