

PARK RANCH PRESENTS: BUCKEYE FARM A FARM CONSERVATION COMMUNITY

Buckeye Farm Agrihood is a model farm conservation community proposed for the 1,250-acre parcel, Buckeye Farm, which is adjacent to the towns of Minden and Gardnerville. As a farm conservation community it will preserve 9,500 acres of land, (9,000 acres in South Douglas County and 500 acres of the Buckeye Farm), while developing 2,500 units transferred from the 9,000 acres preserved in South Douglas County in a 500 acre conservation village on Buckeye Farm. This farm conservation community model will set a precedent for quality growth in the Carson Valley.

CONSERVATION OF LAND

- Set a precedent in South Douglas County for not subdividing large tracts of land (in this case the largest contiguous privately held property by one owner) and protecting agricultural lands and the riparian areas and wildlife along the west fork of the Walker River
- Preserve 500 acres of contiguous open space on Buckeye Farm for parks, community farms, and natural habitats

SUSTAINABLE DEVELOPMENT

Create a sustainable slow growth economic development model for Minden and Gardnerville

- 2,500 units of housing phased over 20 to 30 years in a mixed-use walkable village
- 60-acres of green industry development generating jobs close to town & agricultural value added industry
- Community farming employment opportunities for small farmers
- Develop an agricultural research facility to leverage local agricultural investment and educational opportunities
- Increase tourism branding by creating a landmark opportunity to boost agritourism with hundreds of acres of showcase destination farms within walking distance of town

IMPROVED USE OF INFRASTRUCTURE

Provide infrastructure opportunities for Minden and Gardnerville

- Avoid expanding development to the pristine areas of South Douglas County and focus development on existing infrastructure
- Provide land for the development of the Muller Parkway loop to reduce traffic on Highway 395 and return it to a walking town character
- Provide land at the intersection of Muller Pkwy and Buckeye Rd for public services
- Provide drainage easements for flood prone areas

HEALTH AND WELLNESS

Provide a one-time opportunity to preserve approximately 1/2 of Buckeye Farm as contiguous open space and as an agritourism anchor within walking distance of Minden and Gardnerville

- 500 acres of farmland and natural habitats including teaching farms for local schools and colleges, farm parks, a research farm, edible landscaping and greenways for Minden and Gardnerville residents
- Community agriculture focused on local food products for residents of Minden and Gardnerville
- Potential for 7-miles of Buckeye Farm walking trails along greenways, farms and natural habitats within an 8-10 minute walk from downtown Minden and Gardnerville; potential regional hiking trail connectivity from Minden and Gardnerville through Buckeye Farm along Buckeye Creek to the Pinenut Mountains to the east

