

Over 8,000 deeded plus BLM permit in Nevada



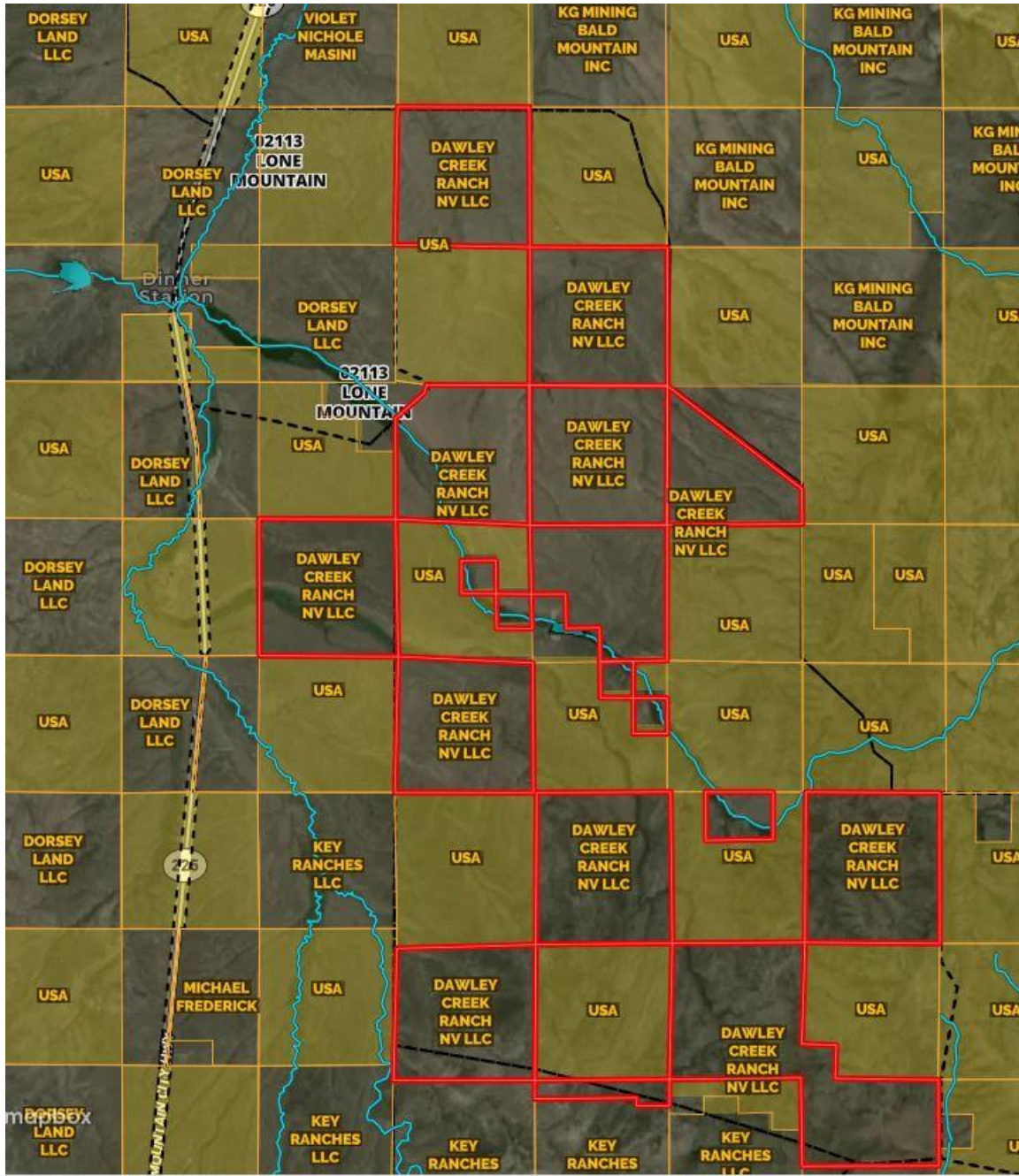
Elko County Ranch Land and BLM Permits

Property Described: This property consists of 8,260 Deeded acres plus an additional 1776 aum's on adjacent BLM managed lands. The permit shows that the permit is 56% public lands thus there is approx.. 3,172 total aum's on public and private lands. Historically the private and BLM permits have run 400+- head from April through November annually. There are 6 fenced pastures several of which have been seeded into Crested Wheatgrass and the balance is in native range with a mix of Idaho Fescue, Nevada Bluegrass, Blue bunch wheatgrass and several other native grass species.

Water Rights: The ranch has water rights on a number of springs and seeps as well as two wells set up with solar pumps. Certificated water rights include : Certificate No's: 13333; 12579; and 12578. There are around 12 stock ponds in addition to the wells. No water hauling needed on this property.

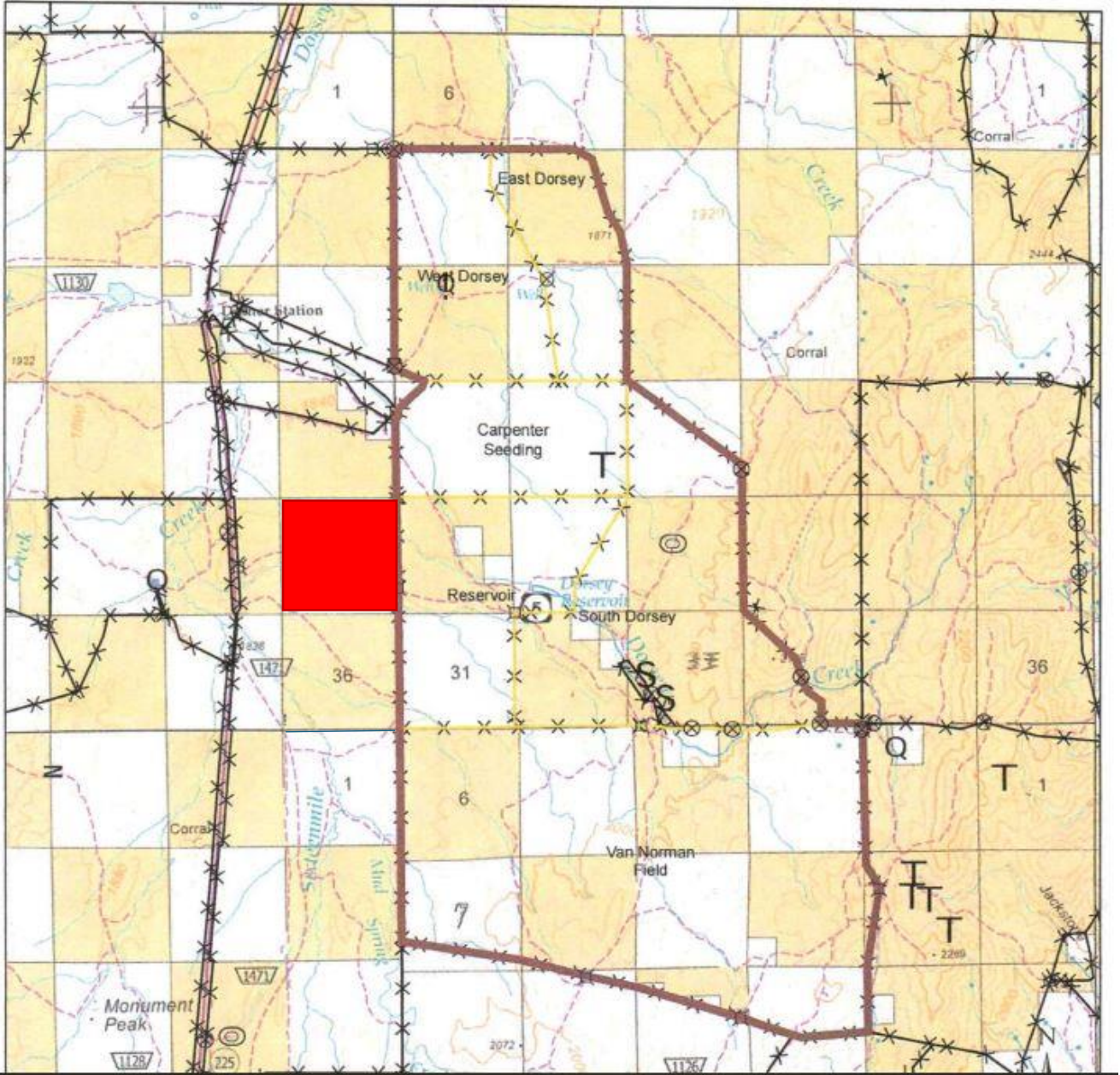
Improvements:

In addition to the two stock wells improved with solar pumps and panels there is a good working set of corrals to load in and out of. Roads are good solid dirt and gravel and the deeded comes with ½ mile of State Rt 226. This map has the deeded lands outline in Red.



The allotment map is outlined below:

Dorsey Allotment



The section in red above is dedeed outside the allotment boundary as fenced.



A example of one of one of the stock ponds on the range



One of the stock wells powered with solar panels and pump with water storage tanks.



Some of the Riparian on the rangeland that provides excellent feed and water.

Price and Terms: The property and permits is offered for \$4,000,000.

For more information Contact: Bottari & Associates Realty, Inc Chad Steele, Agent. Call 775-962-1356 or if you can't reach Chad call the office 775-752-3040 and ask for Paul. If you go to BottariRealty.com under Farms and Ranches and click on the link to this ranch you will find a lot more photo's.

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