



Jones Boys Ranch

Beautiful, iconic ranch for sale! Formerly known as the Hanks Ranch, established in 1868 with 435 deeded acres and 122,080 acres of BLM ground with 4776 AUMS. The 435 deeded acres comes with 90% mineral rights! This cattle ranch runs 400 head of cattle year-round with an abundant supply of water! On the deeded ground there is a beautiful natural bottomless spring that produces 227.4 GPM. You will also find several natural springs throughout the entire ranch with 5 springs already developed on the East side from the mountain to the foothills, and on the West you will find springs that feed down the draws for ease of watering your cattle year-round. The water table is high so the valley floor has abundant lush meadow grass, which has previously been hayed or can be pastured. You will find a full set of working pipe corrals and a permanent loading chute located at the ranch headquarters. There are two houses on the property--the main house is 1352 sq ft 3 bed, 2 bath home and the bunk house is a 2 bed 2 bath home.

Water Rights

WATER RIGHTS						
Application	Certificate	Location	Use	Source	Duty	Acres/Head
V02880	None	Sec. 2, 8N, 57E	Irrigation Stock Water	Butterfield Springs	N/A	110.00
V02879	None	Sec. 11, 8N, 57E	Irrigation Stock Water	Jack Spring	N/A	40.00
8421	1791	Sec. 2, 6N, 58E	Stock Water	Mud Spring	2.79 AFA	125 Head

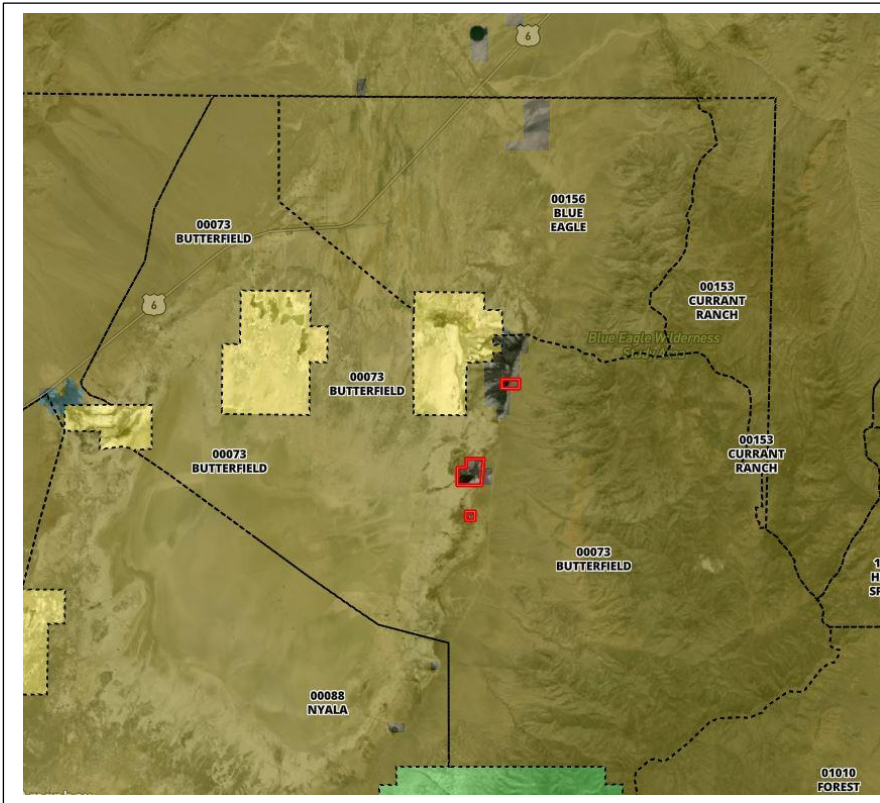
These are the vested water rights going with the ranch.

The Improvements on the Ranch:

Building Improvements
 Manufactured Home (27 X 44) 2011 Champion (Personal Property)
 Residence (1,352 Square Feet) 1900
 Stock Shelter (234 Square Feet) 1982
 Barn (961 Square Feet) 1982
 Shed (621 Square Feet) 1900
 Chicken Coop (260 Square Feet) 1982
 Meat House (315 Square Feet) 1900
 Shop (414 Square Feet) 1993

APN and Land Area

Nye County	013-091-02.....	315.00± Acres
	013-091-05.....	40.00± Acres
	013-101-06.....	80.00± Acres
Total Acreage.....		435.00± Acres



The red outlines are around the deeded parcels and the Butterfield allotment is the BLM lands the ranch runs on. The permit is year around with 399 head from 3/1 to 8/31 and 397 head from 9/1 to 2/28.

The ranch has been taking advantage of Drought Insurance and the 10 year summary shows being paid 10 out of 10 years. In a ten year period it shows paying an average of 257.15 % of the premium over the 10 year period. Last year the insurance netted the ranch over \$60,000 and it has been more in past years.



View showing the headquarters and one of the Spring heads in the valley bottom.



One of the homes in a Spring 2024 photo when the trees hadn't leafed out yet.



A high water table in the valley provides a lot of meadow type and a lot of animal units of feed.

Location Map



For More information contact

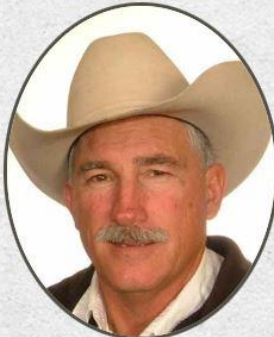


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The ranch is
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