



FAR WEST
REAL ESTATE

Butte Valley Ranch

\$13,500,000



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www.FarWestRealEstate.com

BUTTE VALLEY RANCH

NEARLY 900,000 ACRES, 7,300+/- ACRES DEEDED, 20,641 AUM'S
ELKO, WHITE PINE, LINCOLN & NYE COUNTIES, NEVADA

The Butte Valley Ranch is an expansive Northern Nevada livestock ranch spanning over 4 Counties, Elko, White Pine, Lincoln and Nye. The ranch headquarters is 85 miles northwest of Ely, NV. 150 miles south of Wells, NV, 203 miles from Salt Lake City, Utah, 300 miles from Las Vegas and 375 miles from Reno, NV.

The Butte Valley ranch has historically been run as a sheep and cattle operation. The 20,641 AUM's are split between cattle and sheep. The current owner is running approx. 700 head of cattle and 5,000 head of sheep. A new owner will have the opportunity to incorporate their own game plan to improve the farming and livestock operations and incorporate their desired management plan. The current owner/operator is available to help in the transition.

There is currently 570 acres under pivot irrigation with approximately 2,000 acres of riparian meadow. The 7,300+/- deeded acres control the primary water sources on the ranch - wells, ponds, streams, springs, etc. There is additional water not being used at ranch headquarters for an owner to upgrade and improve the farming operations. Excess water flows from the ranch westerly into Butte Valley providing additional stock water. There are many sources of water scattered throughout the 900,000 acres that provide an important water source for a variety of native wildlife including elk, mule deer, antelope, mountain lion, bob cat, smaller game, game birds and water fowl. Ponds and streams are filled with native trout.

The hunting on the ranch is excellent. The ranch is located in one of the most desired hunting areas in Nevada for elk, mule deer, antelope and mountain lion. The owner receives 2 Bull Elk tags each year in units 104, 108 and 121 providing an additional source of income. The ranch headquarters are completely fenced with high elk fence.

Many older improvements on the ranch were in poor condition when the current owner acquired the property. Since then, homes have been replaced with a new 2,800 sq. ft. facility centrally located at the southern ranch headquarters. The new building/complex is split between a shop and living quarters. The living quarters has all the necessary amenities to house a ranch manager/owner. It features 8 bedrooms, two bathrooms and open kitchen/ living area. The facility can easily accommodate day workers and is an ideal set up for a hunting retreat!

The Butte Valley Ranch can be run very economically with a well balanced management program for farming and livestock operations. PRF insurance is an integral part of the operation and allows the owner to not rely solely on the livestock and farming operation in drought years. This ranch is very desirable for PRF because of its large size. It allows for many different climates and diversity in weather.

The Butte Valley ranch is a rare offering defined by its expansive size, livestock carrying capacity, farming, exceptional hunting and many recreational opportunities. The scenery is spectacular, featuring a wide variety of unique northern Nevada landscape.

Proudly offered for sale exclusively by Far West R&C Sales/Mgt Company.

Livestock is negotiable.

Price Reduced ~ \$13,500,000

For more information contact Pete Nevin or Morgan Nevin
775-829-2122, www.FarWestRealEstate.com

The Butte Valley Ranch is an expansive Northern Nevada livestock ranch spanning nearly 900,000 acres across 4 Counties.



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The 20,641 AUM's are split between cattle and sheep. A new owner will have the opportunity to incorporate their own game plan to improve the farming and livestock operations and incorporate their desired management plan.



A new 2,800 sq. ft. living & shop facility is centrally located at the southern ranch headquarters. Featuring 8 bedrooms, two bathrooms and open kitchen/ living area. There is room for a second story addition to the living quarters if desired. Plus approx. 1,400 sq. ft. shop.



The ranch is located in one of the most desired hunting areas in Nevada. The owner receives 2 Bull Elk tags each year in units 104, 108 and 121.



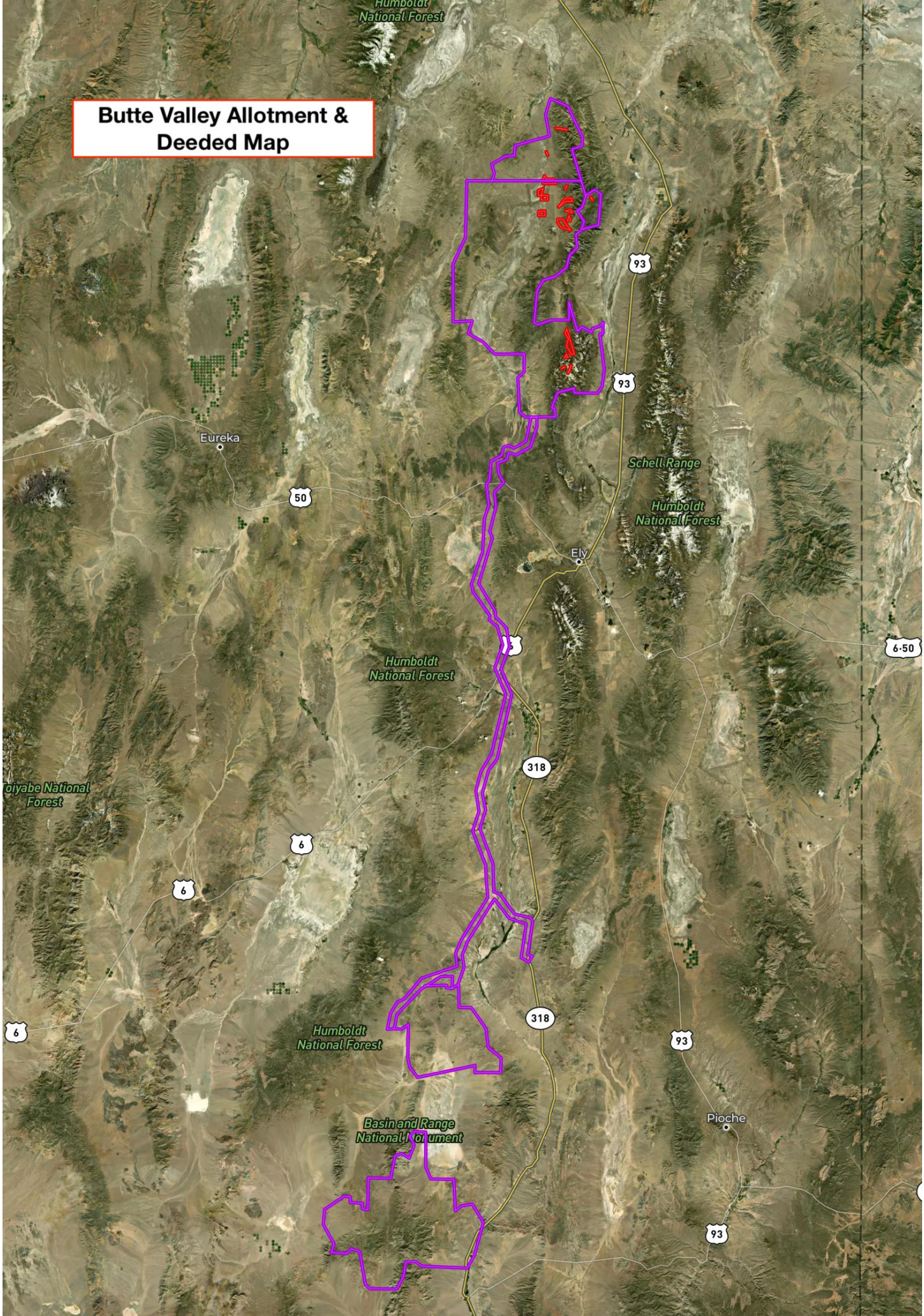


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Butte Valley Allotment & Deeded Map



Butte Valley Deeded Acreage

