

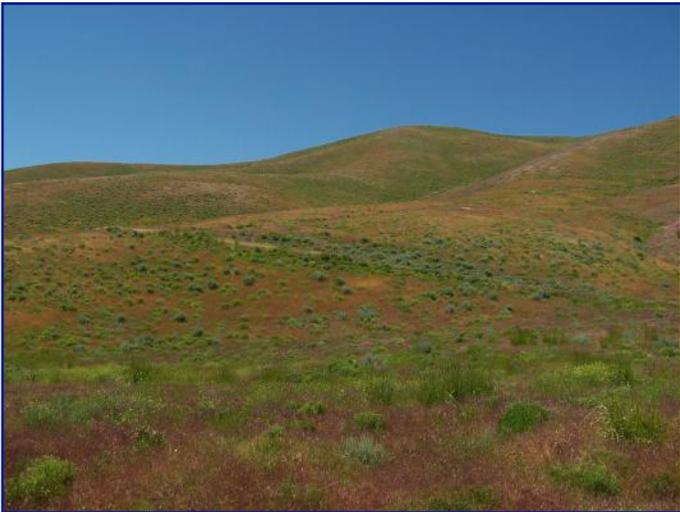
FARWEST
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Spaulding Canyon Bulk Land

\$1,200,000





SPAULDING CANYON BULK LAND

3,734 DEEDED ACRES, MILL CITY, PERSHING COUNTY, NEVADA

The best bulk land buy in Nevada! The property includes the Mineral Rights on all deeded land (which is rare in Nevada let alone the I-80 corridor). Willow Creek Gold Mine, currently under production, is less than two miles from the subject property). There is good access off of Highway 400 with the property being just 31 miles from I-80 at Mill City. The property is checker-boarded with BLM land and is prime for summer cattle grazing. Many recreational opportunities including but not limited to: hiking, off-roading, horseback riding, hunting, mountain biking, camping and more. There is excellent potential for wind and solar energy. There are several natural springs located on the property and incredible panoramic mountain and valley views in all directions.

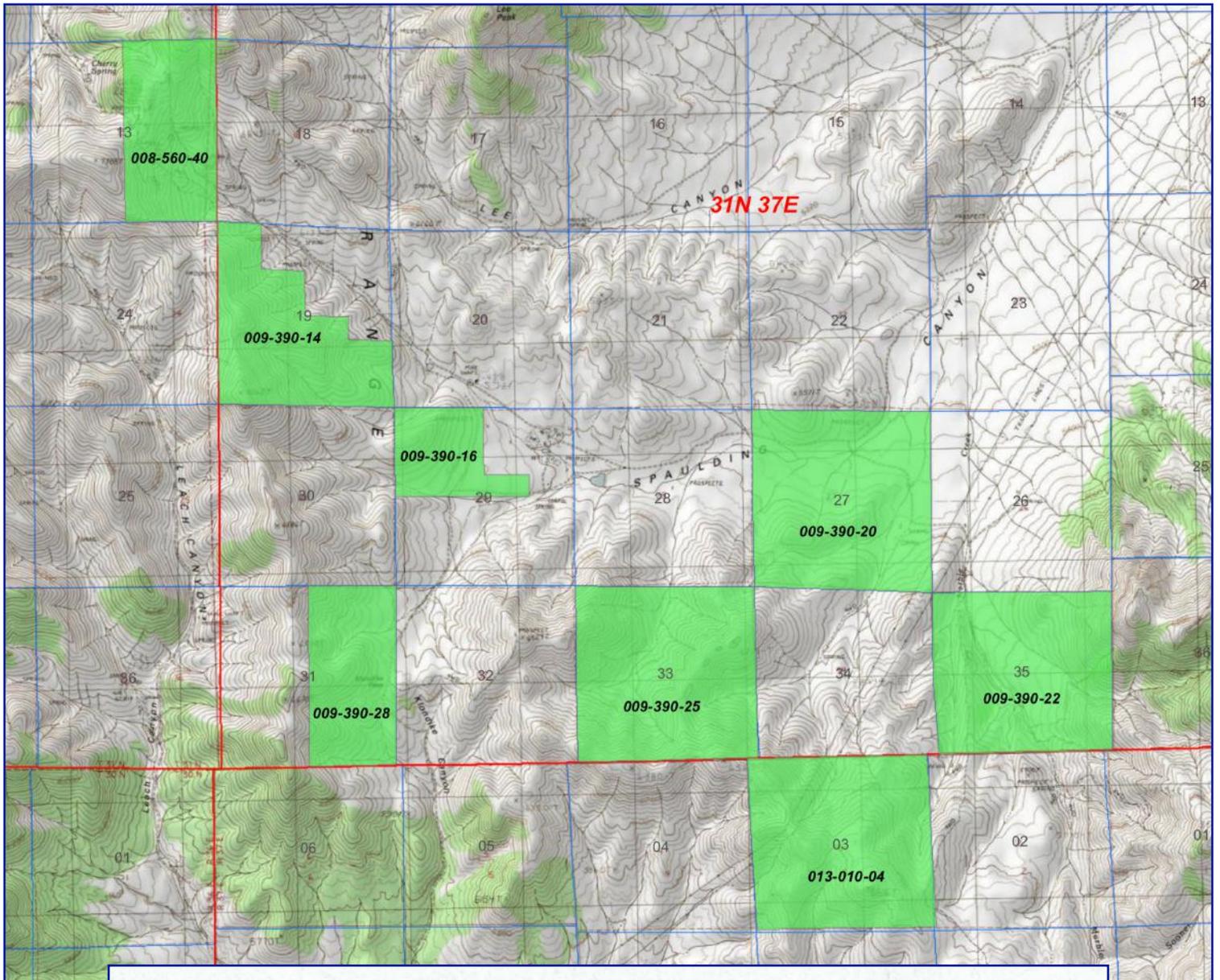
Wind energy potential — There are 3 sections in the Klondike Pass, Spaulding Canyon, and Table Mountain area. These sections are located next to each other touching section corners in the every other section grid of BLM and private land. The elevation at the top of the ridge between Klondike Canyon and Spaulding Canyon, is approximately 6,500 ft. All 3 sections are in Wind Zone 9, and have an electricity generation potential in Class 5 Excellent, 500-600 W/m². There are several other sections of land in this Wind Zone 9, Class 5 Excellent area. There are 2 existing transmission lines that run through the property, both lines are 345 Kv running from Valmy to Reno, NV. More info. is available on the formerly proposed wind farm. There is also excellent potential for a solar farm with the two existing transmission lines running through the property.

The Spaulding Canyon Bulk Land offers an investment in high quality bulk land for under \$350 per acre as compared to cheap, remote railroad land with limited access and no mineral rights. There are very few large properties in Nevada that have mineral rights in-tact, Class 5 wind classification and the ability to get the power to the grid.

The Spaulding Canyon 3,734 Deeded Acres is being offered for \$1,200,000.

Price \$1,200,000

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



Mineral Rights Included in Sale:

Nevada Property Mountain (summer range)		Location	Acres
009-390-14	T31 R37 SEC 19	Spaulding	423
009-390-16	T31 R37 SEC 29	Spaulding	180
009-390-20	T31 R37 SEC 27	Spaulding	640
009-390-22	T31 R37 SEC 35	Spaulding	586
009-390-25	T31 R37 SEC 33	Spaulding	640
009-390-28	T31 R37 SEC 31	Spaulding	320
013-010-04	T30 R37 SEC 3	Spaulding	625
008-560-40	T31 R36 SEC 13	CherrySp	320
			3,734

