

## Flowing Wells aka Chicken Ranch

Elko County, Nevada

\$1,900,000 | 718.28 Acres

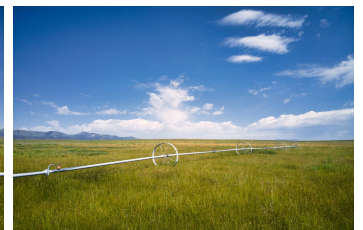
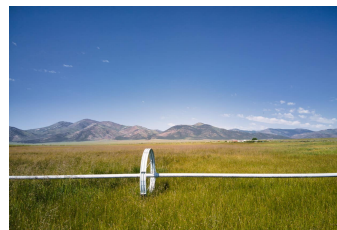
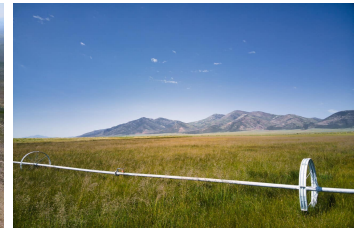
MM 6.6 Cherry Creek Bench Road  
Wells, Nevada

718.28 +/- acres with water rights to irrigate 325. Two artesian wells with 68-degree water, one flowing 300 gpm and one 380 gpm, and two springs. Centrally located between Ely and Wells, NV, this property has great potential for an off-grid homestead, hunting / recreational base camp, or group retreat property.



### PROPERTY HIGHLIGHTS

- 718.28 deeded acres, with two artesian wells and two springs, midway between Ely and Wells, 6 miles off Highway 93
- 1,300-acre-feet of water rights, effective water duty for 325 acres
- Great potential for off-grid homestead, continued ag use, hunting / recreational base camp, or retreats
- In Game Management Unit 121--deer, elk, antelope, chukar, sage grouse, and trout fishing in the area



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