



# Independence Valley Farm & Ranch





# INTRODUCTION

Located in Northeast Nevada, the Independence Valley Farm & Ranch (IVF&R) is a spectacular property with endless natural resources. Currently operating as a farm and cattle ranch, it includes over 47,700 deeded acres with an adjacent BLM grazing allotment of more than 100,000 acres. This property has incredible potential for development of oil, gold, and geothermal opportunities, in addition to its farming and ranching operations. The expansive vistas of high mountain basins, covered in an abundance of wheat grass, and seemingly endless landscape best describe this property as immense.

## RANCH HISTORY

James A. Ralph, who passed away in 1931, homesteaded the property in the 1880's. Historically the Independence Valley & Pequop Mountains were referred to as the "JAR Ranch" or the homestead "Ralphs Warm Springs." Today, the historic cabin where James Ralph, his wife, and their seven children lived remains intact on the ranch.

## NATURAL RESOURCES

The natural resource possibilities on this property are considerable; consisting of geothermal, oil, and gold deposits. The eastern side of the property borders one of the largest gold deposits in North America, the Long Canyon Mine. Nevada is currently the #1 gold producing state in the U.S. The size and location of this property provide unique opportunities for natural resource endeavors.







## WATER RESOURCES

Water is life and its exceptionally plentiful on the IVF&R. In addition to its significant underground aquifers with numerous irrigation and livestock wells, the property also contains multiple springs, seasonal streams, and wetland marshes.

## FARM OPERATIONS

The IVF&R is an expansive and verdant farm. There is a brand new and complete farm headquarters. Situated in the valley at 5,800-foot elevation with 14 hay pivots and numerous high-volume irrigation wells, the farming operation produces high-quality non-GMO hay. This hay is produced for dairy and export customers via a third-party lessee that operates the farm. The property is ideally located near the intersection of Interstate 80 and Highway 93. This optimizes cost effective transport of hay to the ports of Long Beach and Oakland, California for export.















## LIVESTOCK OPERATIONS

The progressive livestock operation produces non-hormone treated (NHTC), all-natural Angus beef. At the present time, 1,250 head of mother-cows are run on the ranch. Seasonally the property can support several thousand mother-cows.

The property also has an adjacent Bureau of Land Management (BLM) grazing allotment, for 12 month usage of an additional 100,000 plus acres. This is currently leased to a third party for cattle grazing.

## RANCH IMPROVEMENTS

In addition to more than 100 miles of perimeter fencing and numerous solar powered stock water wells, 14 center drive hay pivots are supplied by high volume irrigation wells. There are incredible amounts of large diameter underground water piping and underground power lines (more than 50,000 linear feet). The property has numerous improvements including, but not limited to: a private airstrip, 5 homes (1500 to 3000 sq ft) each with adjacent residential garages, 2 large heated repair shops, 3 large hay barns (1000 big bales each), 5 large cattle working corrals, 2 commercial livestock handling / shipping facilities, and historic ranch headquarters.







## RECREATIONAL OPPORTUNITIES

Wildlife abound on the IVF&R. Approximately 400 Rocky Mountain elk and 400 Pronghorn antelope are present throughout the property. Moose and a grizzly bear have also been spotted on this property. Each year several thousand Mule Deer migrate through the property from their summer habitat to their winter habitat in the fall and vice versa in the spring. Many thousands of duck and geese migrate through the farm and ranch, making it an incredible waterfowl habitat. Both spring and fall are perfect times for the recreational enthusiast.

## LOCATION AND ACCESS

The IVF&R is located near Wells, Nevada along the I-80 highway in the Independence Valley. The famed and historic Winecup Gamble Ranch borders the property on the north. Newmont Mining Companies highly successful Long Canyon Mine border's the eastern portion of the property. To the south lies the Mustang Monument, a luxury eco resort and wild horse reserve.

Numerous private jets and turboprops use Wells Municipal Airport. The airport is a mere 12 miles away from the property. Commercial international air travel is from nearby Salt Lake City airport and Elko Regional Airports.









# CONCLUSION

The Independence Valley Farm & Ranch is an incredible multiple use property with endless possibilities. The owners have executed amazing vision in creating this turn-key farming and cattle operation with significant income potential from geothermal, gold, and oil rights, combined with the bonus of wildlife and recreational activities.

**This property is being offered at appraised value with a complete and comprehensive valuation analysis available to qualified buyer's for review.**







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