OUTDOOR PROPERTIES of Nevada

Monroe Land & Livestock

INTRODUCTION

Monroe Land and Livestock is an opportunity to own an incredible income generating property. Encompassing 2300+/- total deeded acres, this hay and working cattle ranch has a plethora of water, alfalfa, corn, and grain production, and runs 300 - 500 AU.

The 1450 +/- acre headquarters are located in Pershing County, approximately 5 miles south of the town of Lovelock, Nevada and 95 miles northeast of Reno, Nevada. The remaining acreage is located near Battle Mountain, 2 hours away from the headquarters. The headquarters contain all building improvements and crop production. At 3690 foot elevation, 964 irrigated acres yield tons of alfalfa, corn, and grain, while the remaining acreage is used for cattle.

Rye Patch Reservoir, owned by the Pershing Water Conservation District (PWCD), supplies water to this ranch. The reservoir has an approximate supply of 213,000 acre feet of water equivalent to a two year supply. PCWD is comprised of landowners of approximately 36,000 irrigated acres. Each owner has a share of the water, based on amount of land owned.

This property is a hay and cattle ranch, with tremendous income generating opportunities and benefits from Nevada's favorable state income tax structure.

LOCATION

Monroe Land & Livestock is comprised of two locations. The headquarters are 5 miles south of Lovelock, Nevada in Pershing County. Summer grazing is located near Battle Mountain, a 2-hour drive from the headquarters. Derby Field Airport is 4 miles away from the property. Reno International Airport is 95 miles from the property. The closest schools would be 5 miles away in Lovelock. From the west, take I-80 east to Exit 93. Turn right onto Ragged Top Road. Turn left onto Frontage Road. Turn right onto Westfall Road. Turn left onto West Reservation Road. From the east, take I-80 west to Exit 93. Turn right onto Ragged Top Road. Turn left onto Frontage Road. Turn right onto Westfall Road. Turn left onto West Reservation Road.

PROPERTY DETAILS

Address: 1625 West Reservation Road
Lovelock, Nevada 89419

County: Pershing

Acreage: 2300 +/-

HIGHLIGHTS

- 964 irrigated acres of alfalfa, corn, and/or winter wheat
- Fields are laser leveled
- 7800 linear feet of concrete water canals
- Border-check (bay irrigation) surface irrigation system
- Bays are 240 feet in width
- 2 single family residences
- 2 mobile homes
- 1500 ton steel hay barn
- 45’ X 75’ all steel insulated shop and grain storage
- 30’ X 90’ Steel shop for machine storage
- 50’ X 90’ Steel shop for machine and grain storage
- Two 5000 gallon fuel tanks with containment
- 300 to 500 AU run annually
- Feedlot with cement bunks
- 1000 head capacity working pens
- $500 per month, radio tower leasing fee

SIZE AND ZONING

The 2300 +/- acre ranch consists of 5 deeded parcels:

APN#	Acres:	Zoning:
007-431-01	1.02	GR
007-381-09	320	GR
007-421-05	80	GR
007-421-06	160	GR
007-141-11	480	GR

Based on the number of water right acres (where 1 water right acre equals 1 acre of land in Battle Mountain), this ranch has an undivided interest in land, about 900 acres, located near Battle Mountain.

GR is General Residential. This property is governed by the Pershing County Zoning Ordinance. Please refer to the Pershing County Code, Zoning Regulations for a complete list of allowed uses for this property.

Current Property Taxes: $31,350

WATER AND WATER RIGHTS

Water is exceptionally plentiful on this property.* The water supplier is the Rye Patch Reservoir. The ranch water distribution system consists of about 7800 feet of concrete canals feeding border check or bay irrigation systems. (This type of irrigation uses land formed into strips, level across the narrow dimension, but sloping along the long dimension, and bounded by ridges or borders. Water is turned into the upper end of the border/bay strip, and advances down the strip. After a time, the water is turned off, and a recession front, where standing water has soaked into the soil, moves down the strip.) Each bay is about 240 feet in width. Fields are flood irrigated to 3 acre-feet of water. This level of flood irrigation is effective in varmit control, hence there are no issues with gophers or other small rodents.

Pershing County Water District owns and operates the Rye Patch Reservoir. The reservoir contains about 213,000 acre-feet of water, equivalent to a two year supply for the irrigators. The water rights serving the Lovelock Valley lands include water rights held in the name of individual farmers, the Water District, and the United States. Despite this varied ownership, the Water District controls the annual allotment and distribution of the available water.

*Note – With the exclusion of major droughts. To mitigate issues arising from drought, crop insurance is strongly encouraged.

SOIL

Soils are largely comprised of agricultural farmable acreage (loams), with excellent moisture retention capacity.

The predominant types of soils found on the ranch are classified as follows:

- Humboldt silt loam, drained, 0 to 1 percent slopes
- Placertios loam, strongly saline-sodic, 0 to 1 percent slopes
- Ryepatch lay, drained, 0 to 1 percent slopes
- Slawha silt loam, slightly saline-sodic, 0 to 1 percent slopes
- Slawha silt loam, strongly saline-sodic, 0 to 1 percent slopes
- Sonda-Swingler-Isolde association

Please contact Outdoor Properties of Nevada for a detailed soil report for this ranch.

CROPS

At 3690 foot elevation, non-GMO hay is produced. 964 irrigated acres is rotated with alfalfa, corn, or grain crops. Alfalfa yield varies from 5 to 7 tons per acre. This hay was sold last year at a price of $162 to $200 per ton.

Currently, there are approximately 800 acres of new established alfalfa, averaging 7 tons per acre in 2018, 120 acres in winter wheat, and 45 acres of pasture. Historically, some specialty crops were grown, including mint and garlic.

CATTLE

At the present time, 300 Black angus cows and bulls at the summer grazing location.

Ownership of land supplied with water, governed by the PCWD, has additional benefits. Approximately 36,000 acres of land, outside Battle Mountain, are available for PCWD owners' utilization. Only owner's cattle are allowed on this acreage. This undivided interest is based on the number of acres owned. Therefore, the 964 acres of irrigated land at the ranch headquarters, yields about 900 acres of land at the Battle Mountain location. Monroe Land & Livestock run cattle at this location from May to December. Thereafter, cattle are brought to the headquarters to graze and are subsequently placed into the feedlot.

Nevada Brand Department Fee: $0.78 per head

UTILITIES

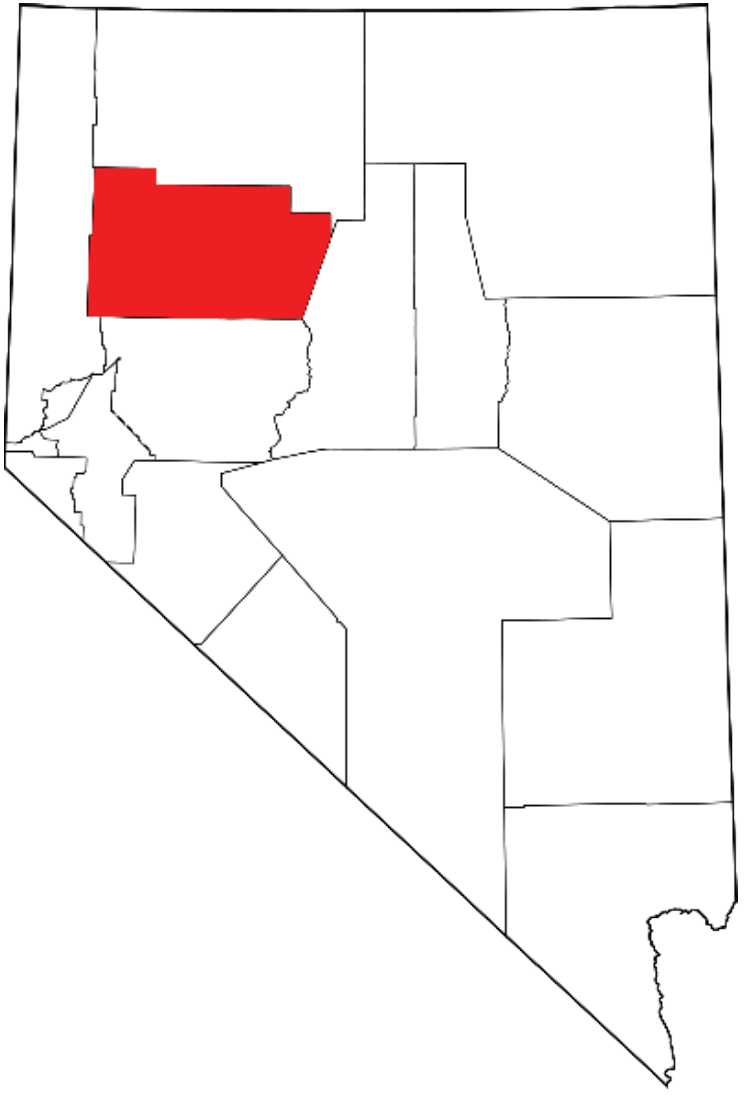
Nevada Energy provides electricity. Private, domestic wells supply water for the residences.

ABOUT LOVELOCK

Lovelock is a small town off Interstate 80 in Pershing County, Nevada. Formerly a stop for settlers en-route to California, it later became a train depot. The town's main economy is based on farming and mining. As of the 2010 U.S. census, the population was 2003 people.

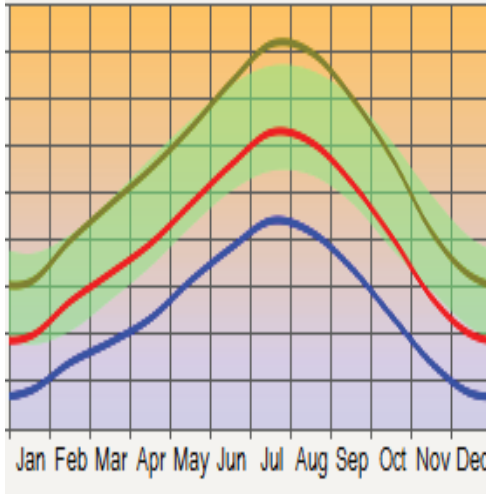
ABOUT PERSHING COUNTY

Pershing County was named after Army General John J. Pershing. It was formed from Humboldt County in 1919 and was the last county to be established in Nevada. The Black Rock Desert, location for the annual Burning Man festival, is partially in the county. The population was 6753 as of the 2010 U.S. census.

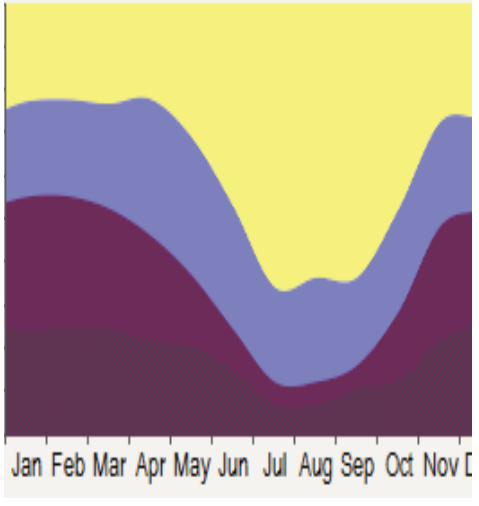


WEATHER

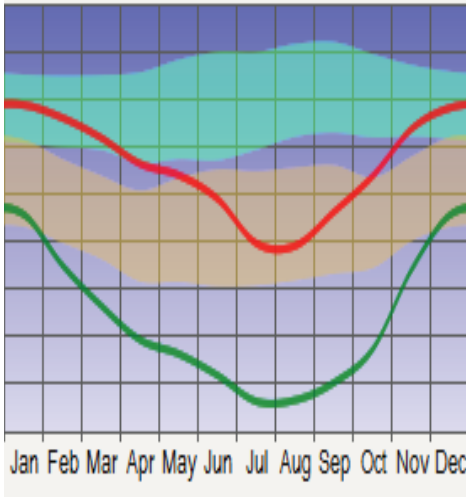
Average Temperatures



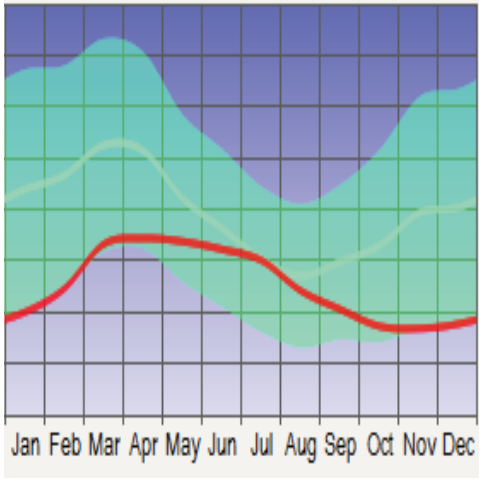
Cloudy Days



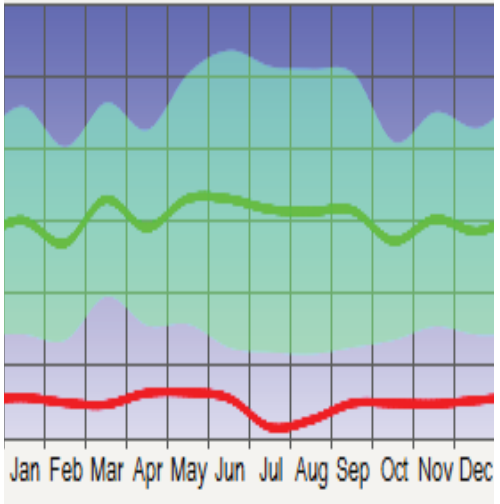
Humidity



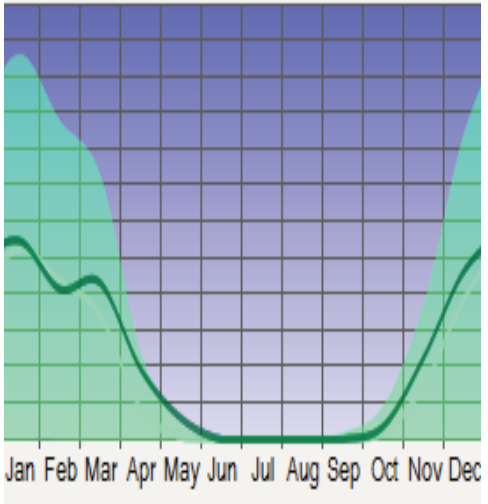
Wind Speed (mph)



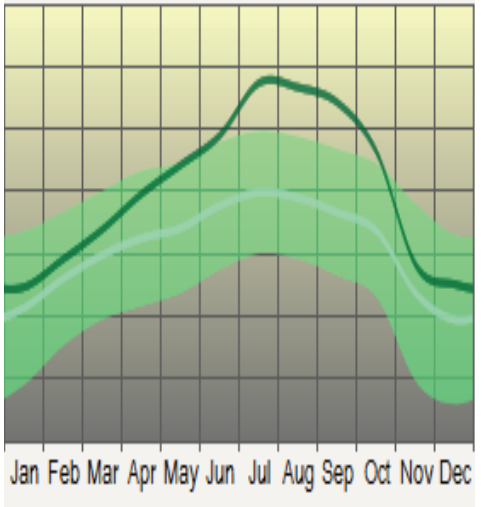
Precipitation



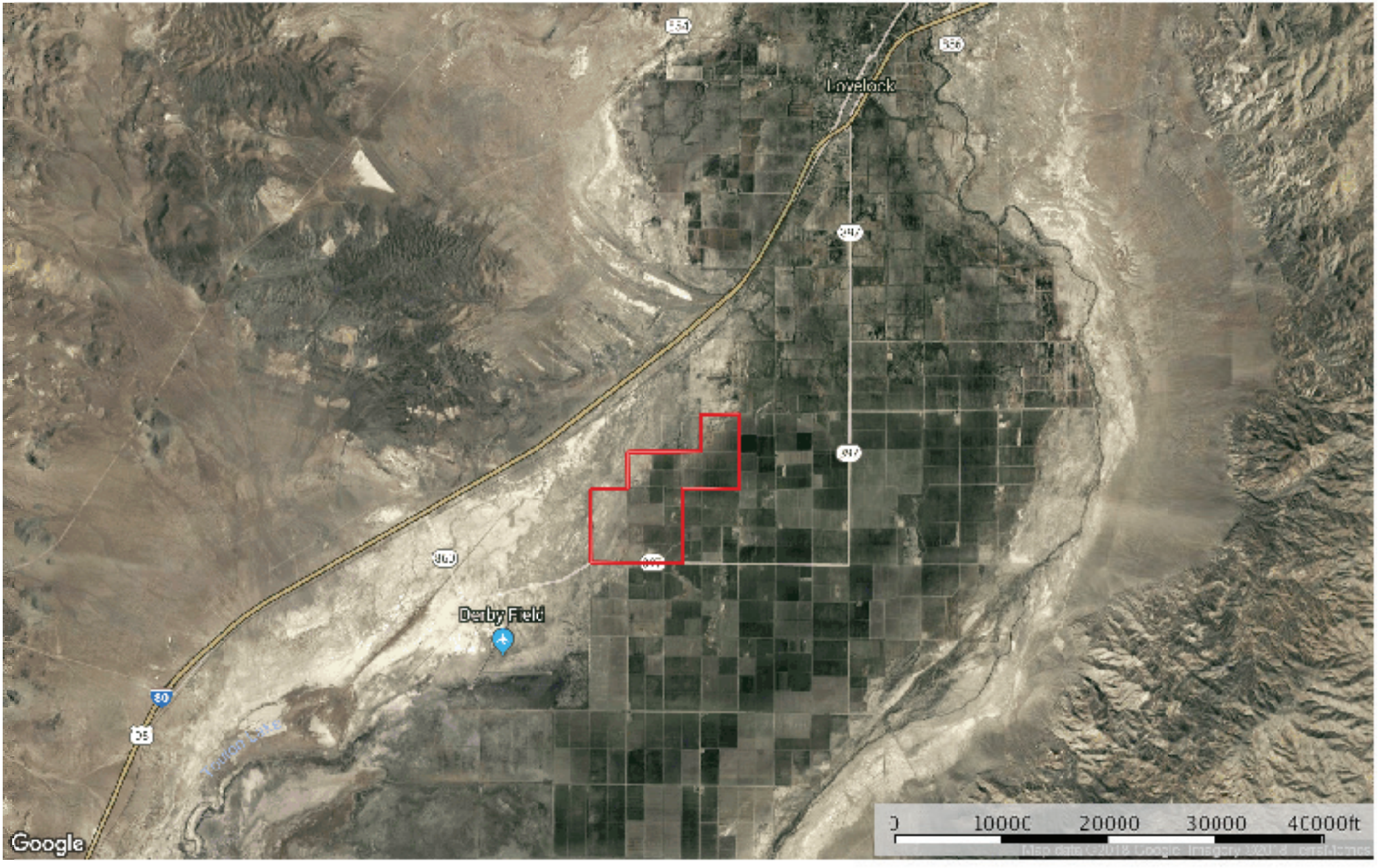
Snowfall



Sunshine



Monroe
Pershing County, Nevada, 1500 AC +/-



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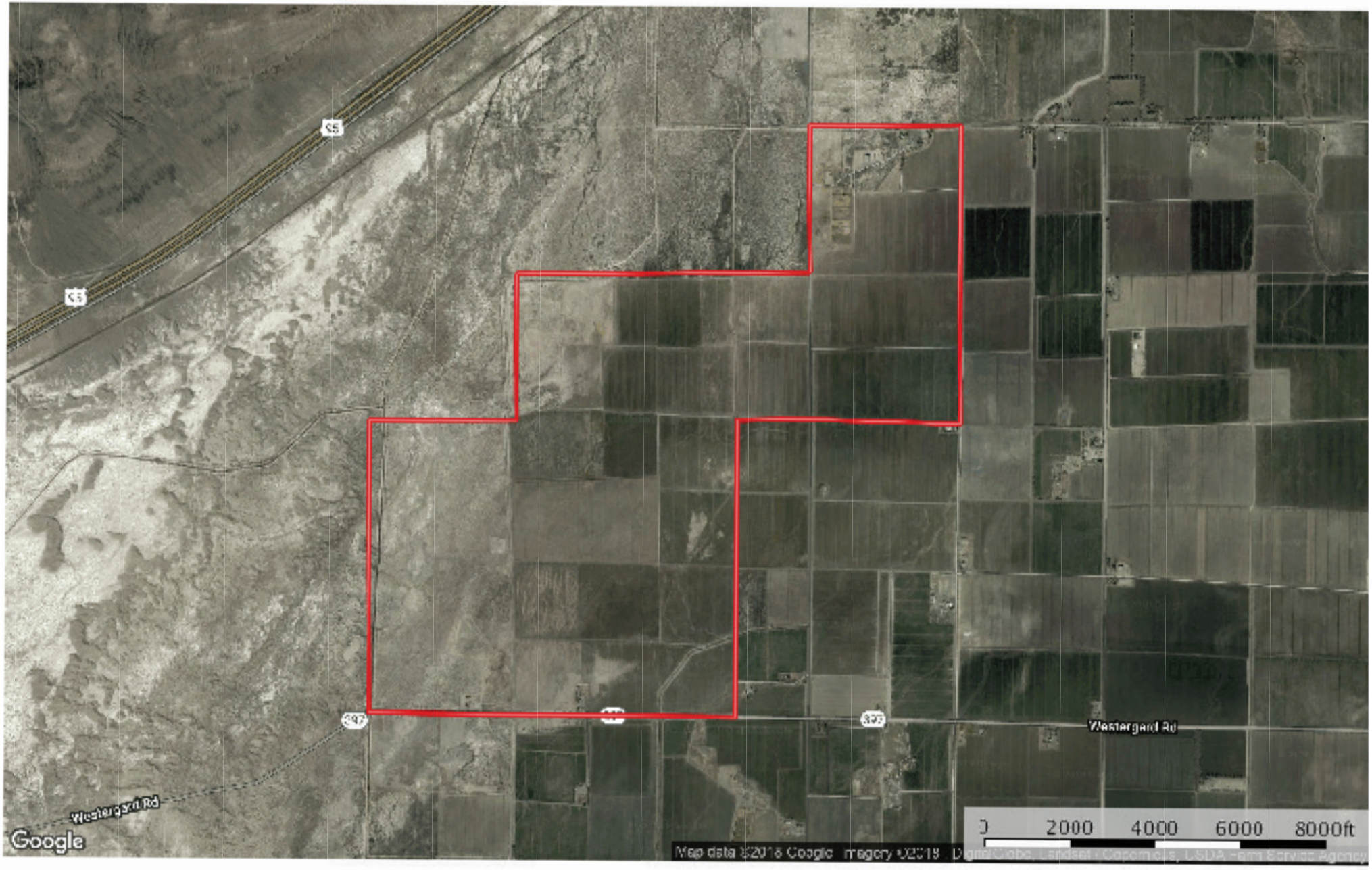

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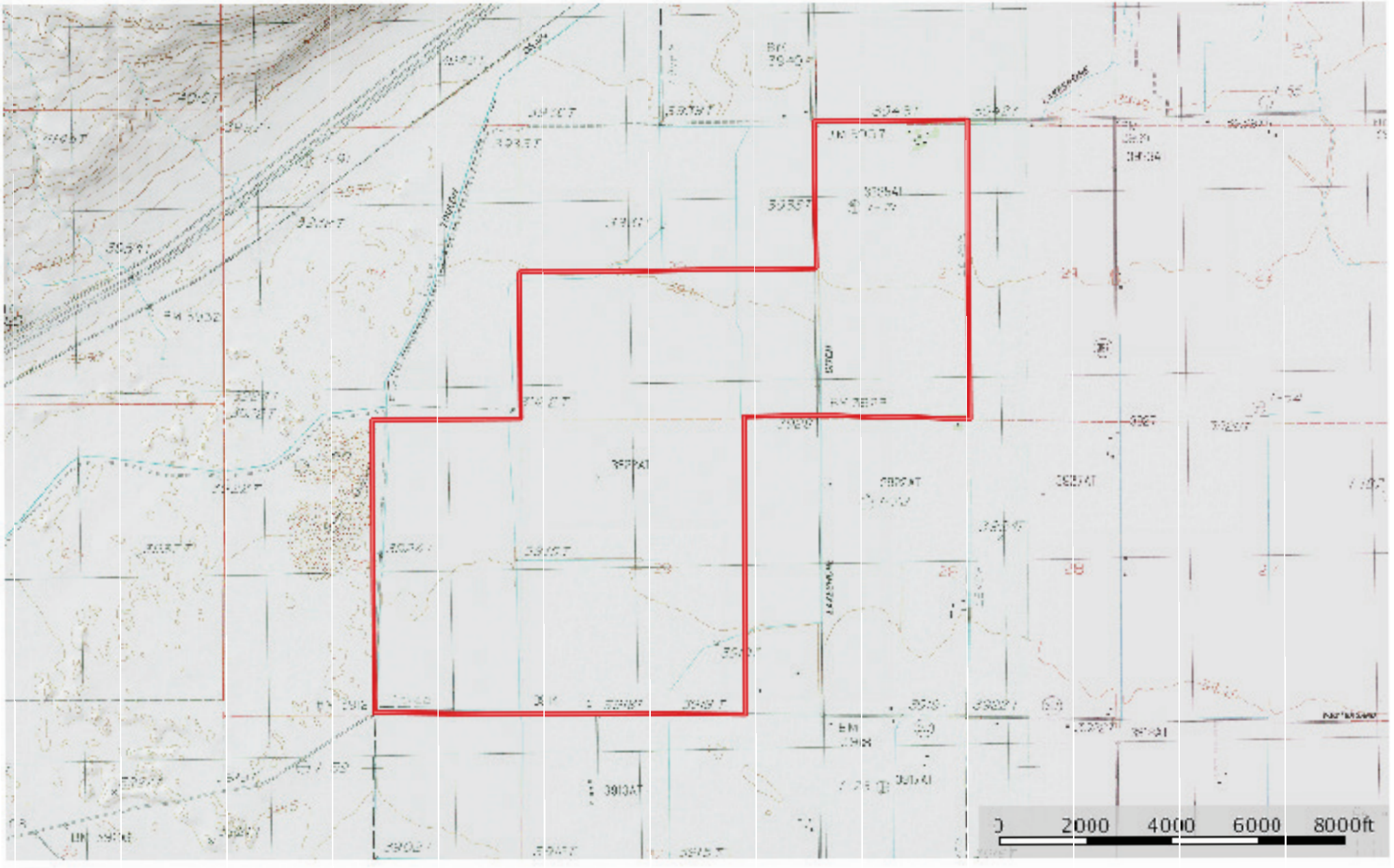

Bunkley

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OUTDOOR PROPERTIES of Nevada

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