



Lawson Ranch

2,971.51 +/- Acres | Northeast, NV



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NV#B.1001686.CORP

Executive Summary

The Lawson Ranch, homestead in the 1860's and once owned by the late Bing Crosby, is situated on the flank of an incredibly beautiful mountainside. It encompasses roughly 3000 deeded acres and is located a short drive north of Elko, Nevada. This property has fantastic recreational qualities and is a profitable working cattle ranch. It is complete with updated modern conveniences, including your own private airstrip and large airplane hangar, a full ranch headquarters with easy access to town. This is the quintessential turnkey gentlemen's ranch.



History of the Ranch

During the winter holiday season, there are malls, restaurants or outdoor speakers tingling our ears with the silken sounds of "White Christmas." This song is generally regarded as the world's best selling single, and Bing Crosby was the famous crooner of this classic holiday carol. Star of the big screen and television, Bing Crosby had a love affair with Elko, Nevada beginning in 1944 when he purchased the first of seven cattle ranches. The ranches were his getaway, where he could fish, fire a gun, and make friends with all his neighbors. Lawson Ranch was one of Bing Crosby's ranches.



Water Resources & Farm



Water is exceptionally plentiful on this property. 6141 acre-feet of water from the Humboldt River Adjudication water rights* and certificated water rights** for 1500 head of cattle transfer with the purchase of the property. *Adjudication refers to a judicial process whereby water rights are determined or decreed by a court of law. **Once the proof of beneficial use has been filed and any other terms complied with, the State Engineer prepares a certificate describing the use to be made of the water as shown on the Proof of Beneficial use.

Six pivots are utilized to produce hay for cattle grazing. The pivots irrigate 590.46 acres while flood irrigation encompasses an additional 1578.94 acres totaling 2169 acres of irrigated land. 802 acres remain of native, non-irrigated, rangeland.



Livestock

At the present time, 600 Black Angus cows and bulls can be run on this property, seasonally. The Ranch is committed to raising and delivering superior 100% all-natural Angus beef to the market. This is a commercial cow-calf business and the cattle are bred, born and raised on high mountains and beautiful meadows using industry-leading natural calving and animal husbandry practices. The cattle receive no hormones and no antibiotics. If a sick animal needs treatment for infection or disease, its ear is clipped and the EID tag is removed. This ensures the animal will not be sold as natural. Through careful planning, good genetics, and the utmost care, this ranch has developed a solid herd with sought after replacement heifers.

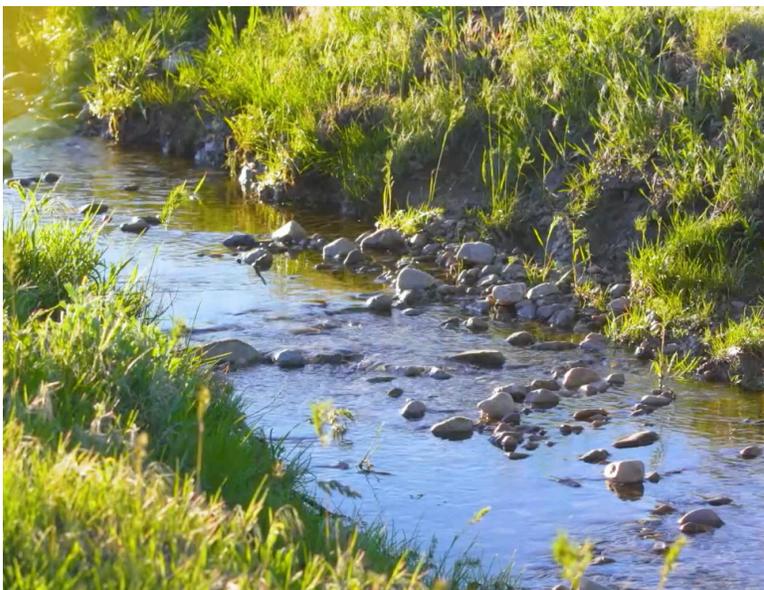


Recreation



For the outdoorsman, few offerings compare to the size and untapped beauty of this ranch. The ranch offers an incredibly diverse wildlife habitat for shiras moose, rocky mountain elk, mule deer (about 5,000-6,000), several hundred antelope, among many others. The three streams (California Creek, Winters Creek, & Foremans Creek; headwaters of the Humboldt River) on the ranch have Lahontan cutthroat trout in them; the spawning ground for the Lahontan cutthroat trout. Enjoy horseback riding and hiking on your own piece of paradise with breathtaking views from the snowcapped mountains to the miles of greenery from the alfalfa fields to the lush meadows.

There are only a handful of ranches that fit this incredible description and beauty in Nevada. It is what many would create if they were able to craft their ultimate ranch from scratch.



Improvements



- A nearly 5000 sq ft 5 bedroom, 5 bath main residence
- Main residence renovated as a Bed & Breakfast
- Three additional houses for guests or employees
- Roughly 16 stall horse barn
- Two large fully enclosed hay barns; holds about 1,000 bales of hay
- One large heated repair shop with adjacent fully enclosed equipment storage
- A 2800' long by 100' wide private airstrip with a large aircraft hangar; about 5,000 SF
- Old original 1860s cabin still intact; preserved



Location & Access

About Elko

Elko is the largest city and the county seat of Elko County. The population was 18,297 at the 2010 U.S. census. The city straddles the Humboldt River. It is home to Great Basin College as well as to the National Weather Service weather forecast office serving most of northern and central Nevada. Elko's economy is based heavily on gold mining, with ranching and tourism providing additional jobs. The city is considered the capital of Nevada's gold belt.

The state of Nevada is the number 1 gold producer in the United States. Elko County is the fourth largest county, by area, in the United States, with more than 10,000 square miles of area. As of the 2010 census, the population was 48,818. The county seat is Elko.



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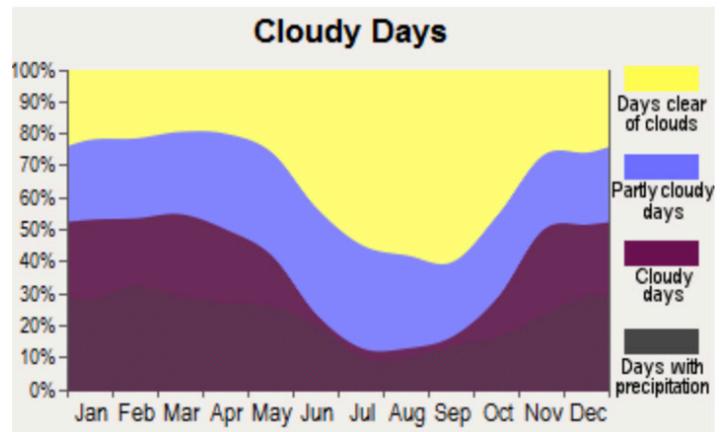
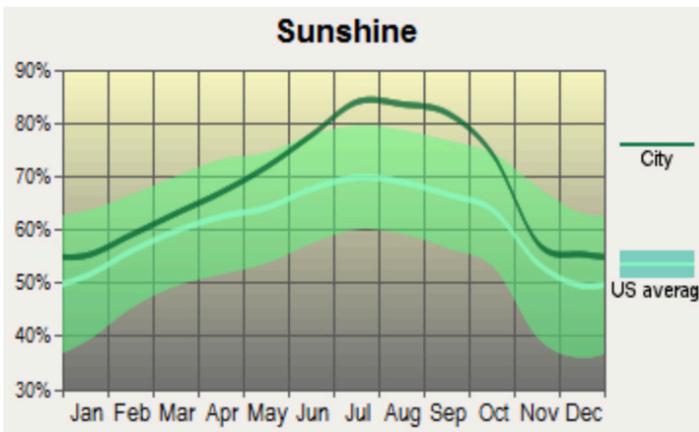
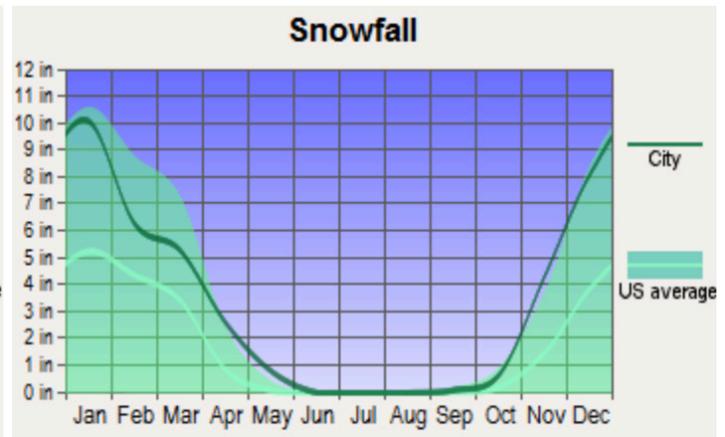
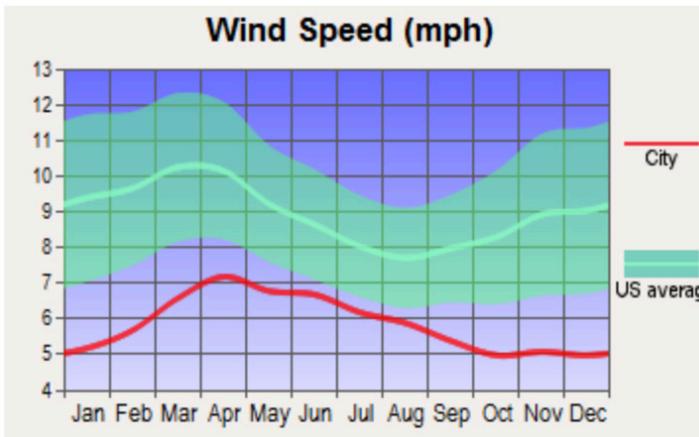
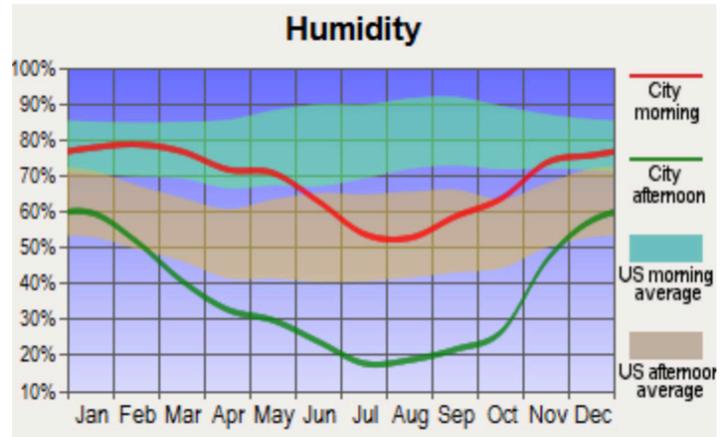
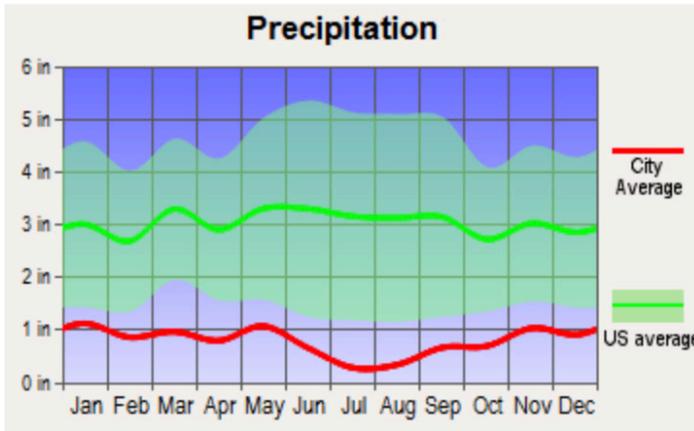
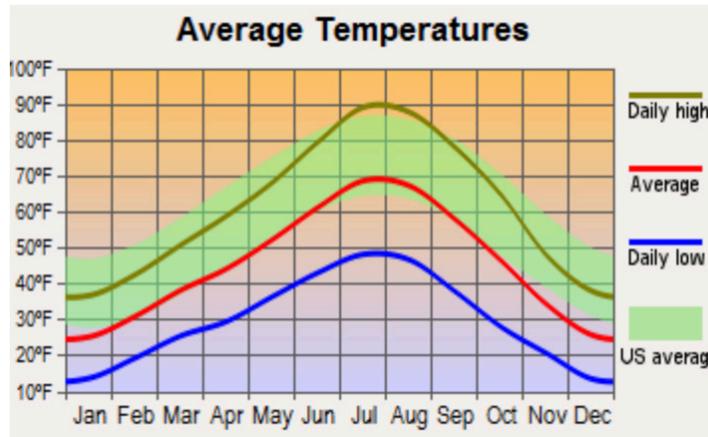
The 2971.51+/- acre ranch consists of 5 deeded parcels:

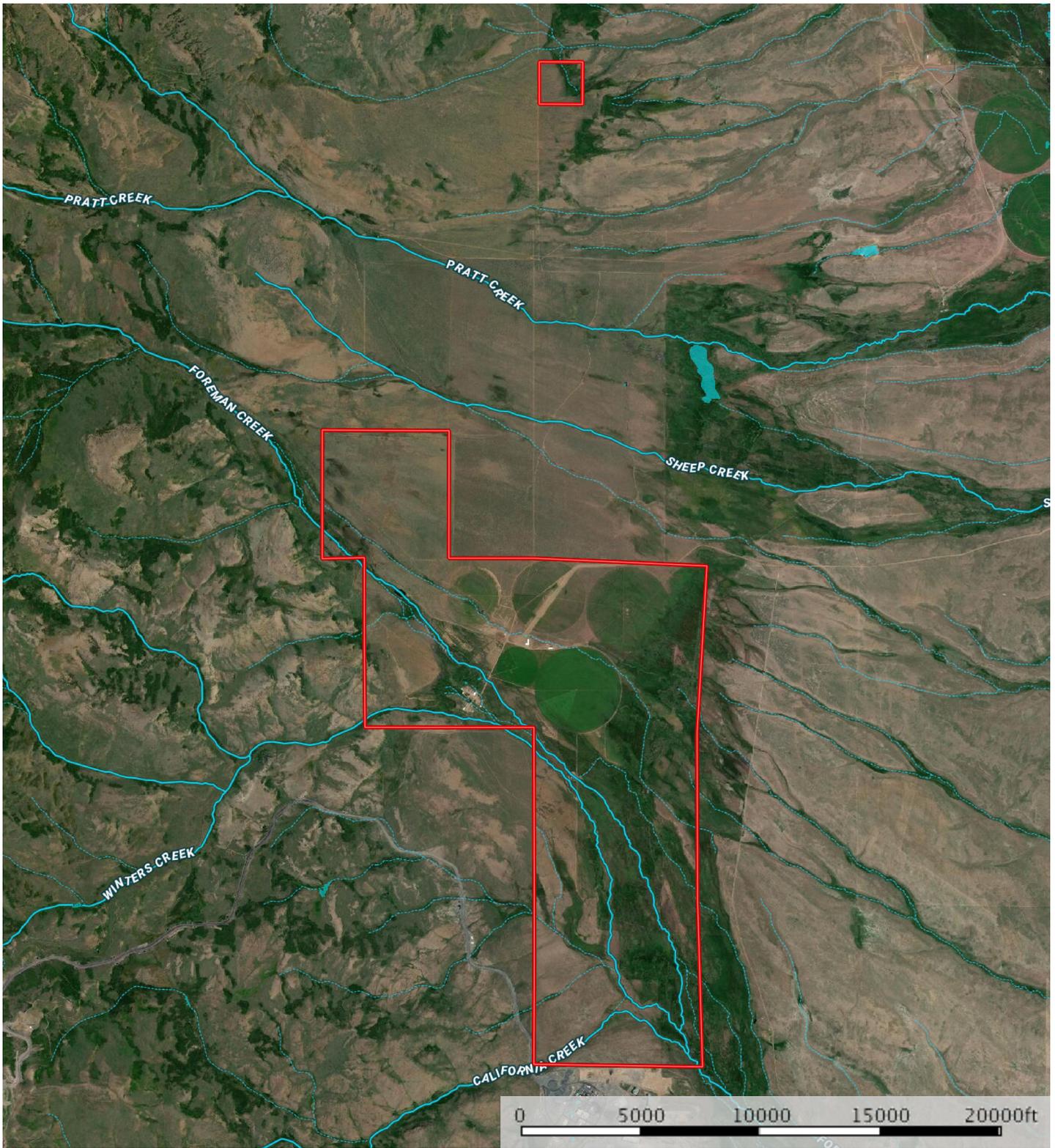
APN#	Acres:	Zoning:
005-580-004	1518.08	OS
005-580-007	1080	OS
005-580-008	120	OS
005-580-014	212.38	OS
005-590-016	41.05	OS

OS Zoning is Open Space District (agricultural) in 40 acre minimum parcels. This property is governed by the Elko County Zoning Ordinance. Please refer to the Elko County Code, Title 4, Zoning Regulations for a complete list of allowed uses for this property.

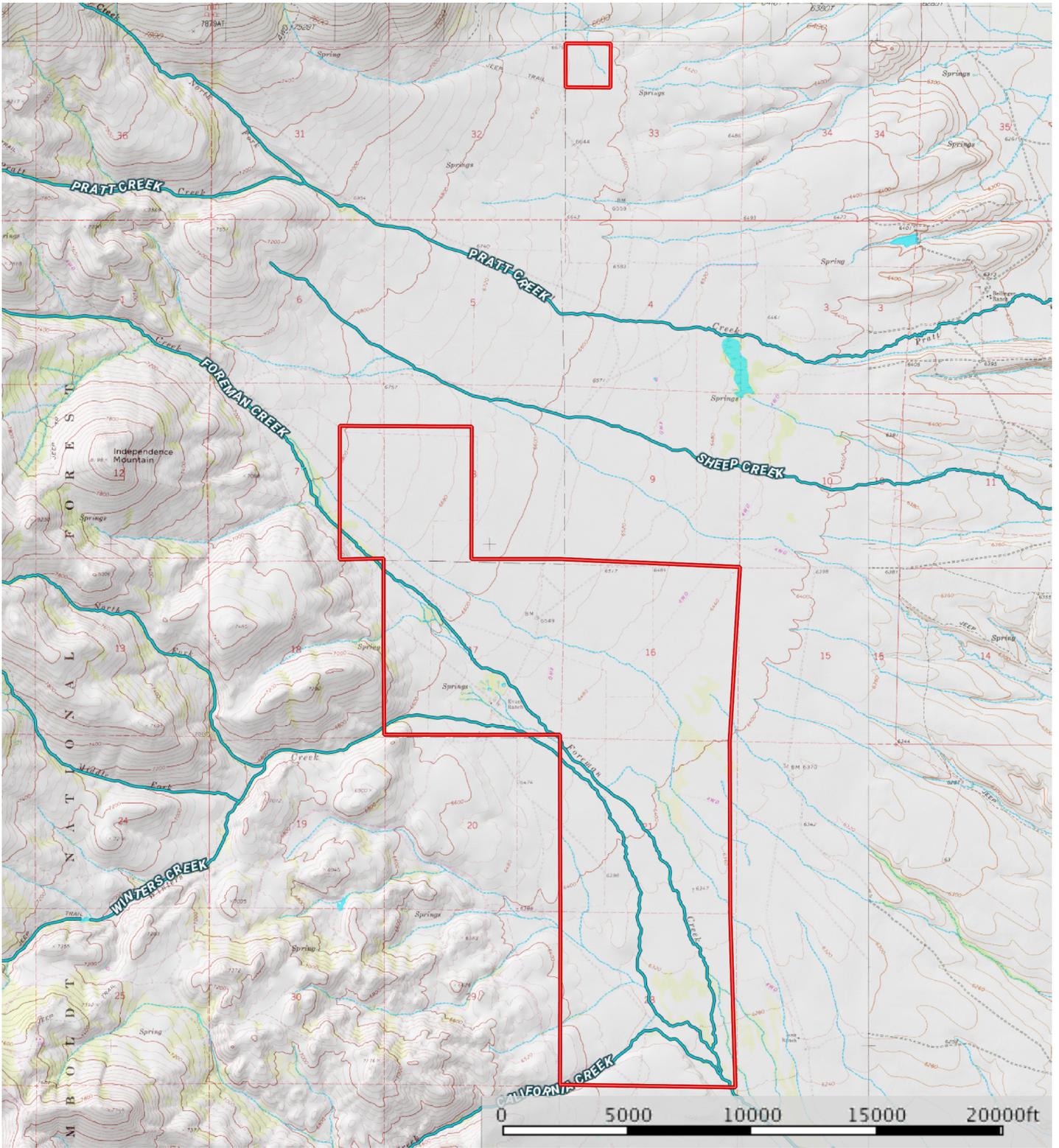
Current Property Taxes: \$15,555

Weather





- ▭ Property Boundary
- - - Stream, Intermittent
- River/Creek
- Water Body



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Outdoor Properties of Nevada, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. however, the accuracy of this information is not guaranteed or warranted by either Outdoor Properties pf Nevada, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.



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