



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# TNT Farms

3,043.55 +/- Acres | Winnemucca, NV  
Humboldt & Pershing County



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775-455-0225 Office | [www.OutdoorPropertiesofNevada.com](http://www.OutdoorPropertiesofNevada.com)

NV# B.1001686.CORP



# Property Description



Investment opportunity! The TNT Farms is an incredible verdant income-generating property in northern Nevada. The 3,043.55-acre farm lies in both Humboldt and Pershing Counties and consists of approximately 2,198-acres of irrigated cropland, 26 acres of farmstead, and 819.55-acres of dryland/pivot corners. All pivots and wells are in great condition. There is a complete farm headquarters consisting of several homes, shops, cattle support equipment, support buildings, & garage. This well-maintained farm provides an excellent opportunity to own one incredible investment property, not to mention, benefits from Nevada's favorable state income structure.





# Water

There is a total of 15 irrigation wells that provide irrigation water to the 17 pivots and a small portion under hand-line sprinklers for the irrigation of 2,198 irrigated acres. The depth of the wells varies from approximately 400 feet to as deep as 800 feet with 100hp to 200hp motors. See below for well GPM.



<u>Well Name</u>	<u>GPM</u>
TNT #1	1275-1350 GPM
TNT #2	1300 GPM
TNT #3	600-700 GPM
TNT #4	1000 GPM
TNT #5	1275-1400 GPM
TNT #6	1300 GPM
TNT #7	1100 GPM
GP#1	1300 GPM
GP#2	1375 GPM
Grande	1250 GPM
WW	900 GPM
RH#1	1200 GPM
RH#2	700+ GPM
S&T#1	1200 GPM
S&T#2	1200 GPM



Contact our office for more information on water rights used for the irrigation



## Water Rights:

The following ground water rights are utilized for the irrigation of the subject property.

Basin	App	Cert	Source	Status	Qtr-Qtr	Qtr	Sec	Twn	Rng	Div Rate (CFS)	Use	Supp	Annual Duty
70	28146	8983	UG	CER	SW	NE	13	35N	36E	4	IRR		1182.72
70	28147	8984	UG	CER	NW	SW	13	35N	36E	2.57	IRR		706.64
70	13968	4899	UG	CER	NE	NE	26	35N	37E	2.7	IRR		313.20
71	13970	4364	UG	CER	NE	SW	26	35N	37E	3.2	IRR		453.00
71	17154	5940	UG	CER	NE	NW	25	35N	37E	3.5	IRR	Y	1,261.52
71	19640	6564	UG	CER	NE	NW	31	35N	38E	5.4	IRR		1,440.00
71	20091	5938	UG	CER	NE	SW	25	35N	37E	3.283	IRR	Y	596.08
70	20590	6557	UG	CER	SE	NE	26	35N	37E	2.626	IRR		548.00
71	21808	7035	UG	CER	NW	NW	31	35N	38E	6	IRR		2,560.00
71	22924	7618	UG	CER	SE	SW	26	35N	37E	3.57	IRR	Y	640.00
71	22925	7619	UG	CER	NW	SE	35	35N	37E	2.45	IRR		1,096.00
71	22926	7384	UG	CER	SE	NW	26	35N	37E	3.235	IRR	Y	1,188.00
71	23692	6882	UG	CER	NE	NW	31	35N	38E	0.42	IRR		179.20
71	75600		UG	PER	NE	SW	25	35N	37E	2.632	IRR	Y	477.96
71	75601		UG	PER	NE	NW	25	35N	37E	3.173	IRR	Y	1,143.40
71	75602		UG	PER	NE	NW	36	35N	37E	3.5	IRR	Y	644.88
71	75603		UG	PER	NE	NE	36	35N	37E	1.753	IRR	Y	749.44
71	75604		UG	PER	NE	NW	25	35N	37E	0.464	IRR	Y	198.56
71	82812		UG	PER	SE	NE	26	35N	37E	2.52	IRR		779.20
71	87402		UG	PER	NE	SW	25	35N	37E	1.388	IRR		429.20



# Irrigation



The 3,043.55-acre TNT Farm consists of approximately 2,198-acres of irrigated cropland, 26-acres of farmstead, and 819.55-acres of dryland/pivot corners. There are 310.06 additional water righted acres, that are not being irrigated, within the 819.55-acres.



- 200-acres Zimmatic 9500 pivot (2019)
- 100-acres Zimmatic 9500 pivot (2019)
- 70-acres 8000 Valley pivot (2001)
- 134-acres (120-acre Zimmatic 9500 pivot – 2 corners handline 7 acres) (2020)
- 125-acres Zimmatic 9500 pivot (2020)
- 133-acres (125-acre Zimmatic 9500 pivot- 1 corner handline 7 acres) (2020)
- 126-acres (120-acres Zimmatic 9500 (2019)) 1 corner handline 6 ac.
- 125-acre Zimmatic 9500 pivot (2019)
- 125-acres 6000 Valley pivot (1991)
- 125 acres Zimmatic pivot (2020)
- 90-acre – 6000 Valley center pivot (2003)
- 120 acres Zimmatic 9500 center pivot (2019)
- 125 acres – 6000 Valley center pivot (1994 or 1995)
- 200-acres – 8000 Valley center pivot (1996)
- 75-acres – 8000 Valley windshield wipe pivot (2003)
- 200-acre – 9500 Zimmatic center pivot (2017)
- 125-acre – Zimmatic 9500 pivot (2019)



# Hay



## **2017:**

1st cutting alfalfa	1,833 tons
2nd cutting alfalfa	1,462 tons
3rd cutting alfalfa	2,506 tons
4th cutting alfalfa	1,664 tons
Grass horse hay	379 tons

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TOTAL: 7,844 tons  
 Total acreage in production 1,627 = 4.83 tons/acre

## **2018:**

1st cutting alfalfa	2,635 tons
2nd cutting alfalfa	1,723 tons
3rd cutting alfalfa	2,185 tons
4th cutting alfalfa	1,818 tons
Grass horse hay	342 tons
Sudan	807 tons

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TOTAL: 9,510 tons  
 Total acreage in production 2,198=4.33 tons/acre

## **2019:**

1st cutting alfalfa	3,674 tons
2nd cutting alfalfa	2,114 tons
3rd cutting alfalfa	2,071 tons
4th cutting alfalfa	1,754 tons
Grass horse hay	351 tons
Sudan	470 tons

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TOTAL: 10,434 tons  
 Total acreage in productions 2,198 =4.75 tons/acre

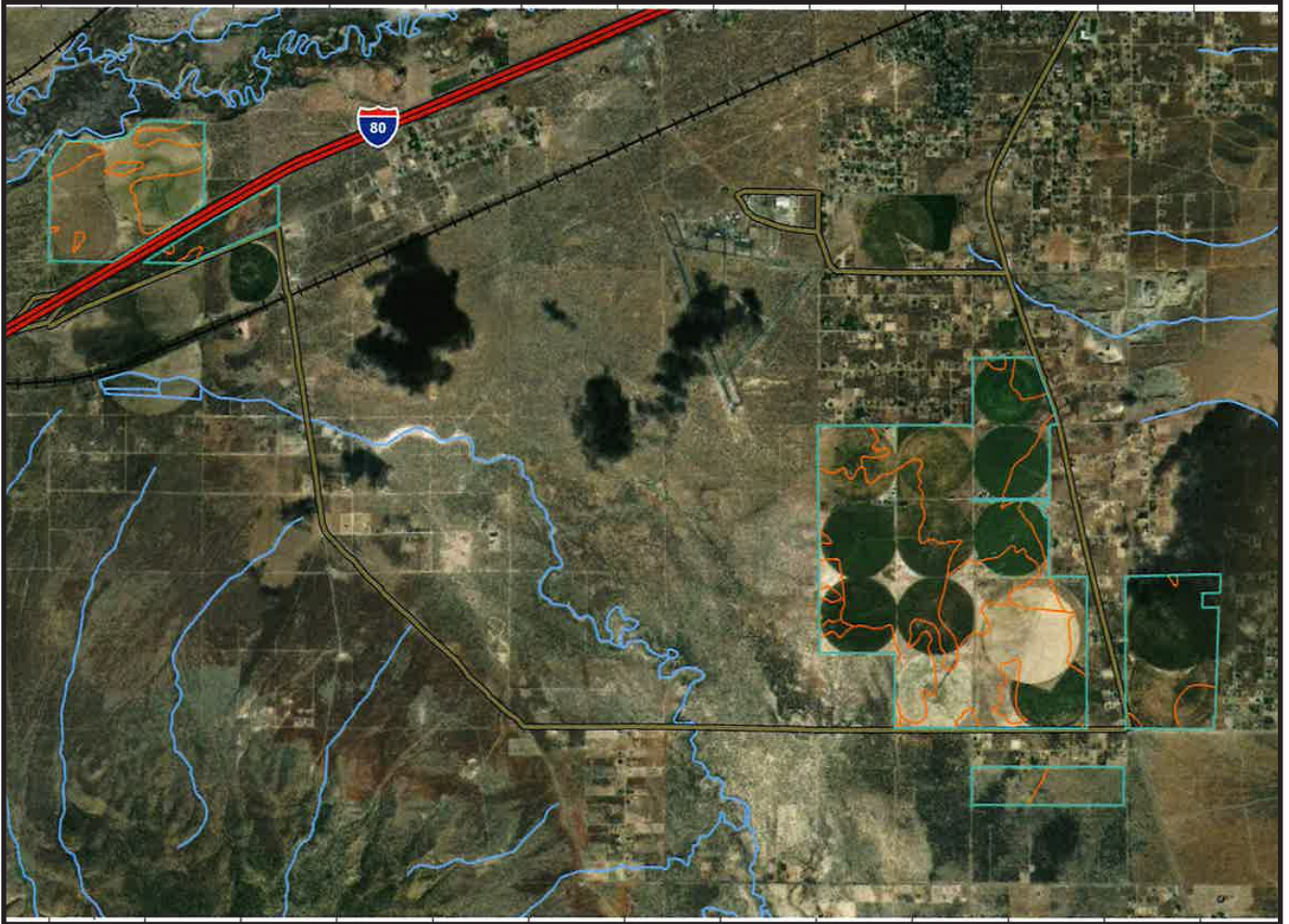








# Soil



Map Unit Symbol	Classification	Acres in AOI
110	4 / 7s	469.4
131	4s / 7s	256.3
151	4s / 7s	43.2
231	2e / 7c	1.7
233	2c / 7c	34.4
274	4s / 7s	388.9
360	2w / 6w	575.1
407	2c / 6c	557.1
440	6w / 7w	22.5
470	2c / 7c	203.5
471	6s / 7s	412
1100	6w / 7w	18.6
470	2c / 7c	88.4
471	NA / 7s	70.8

*\*For a more in-depth look at the soils, please contact our office*



# Improvements



The TNT Farm contains multiple improvements throughout. There are several residences, shops, a garage, and support buildings. All building areas are well maintained.

## Multiple Homes:

- Main Home- 2,460 SF. 4 bed / 2 bath home with own water system
- Second Home- 720 SF. 3 bed / 1 bath home with own water system
- Third Home- 1,960 SF. 4 bed / 2 bath home with own water system
- Fourth Home- 2,000 SF. 3 bed / 2.5 bath home
- Fifth Home- 1,300 SF. 3 bed / 2 bath home









# Improvements Continued



## Shop:

- Main shop- 2,704 SF with bathroom and own water system
  - Attached barn storage to main shop- 5,408 SF
- Shop #2- 1,280 SF with bathroom. Attached to main home
- Parts Inventory Shop- 1,000 SF

## Other:

- 10,000-gallon red fuel tank
- 3,000-gallon clear fuel tank
- 1,200-gallon gas tank
- Truck scale
- 350 working corrals, loading chutes, feed bunks, 2nd working corrals, scale & water system
- 12 ft windmill to water cattle if necessary
- Creek bridges and creek diversion dam
- Security gates

*\* All Farm equipment will be included in sale. Please ask our office for a list of the included equipment*





# Location

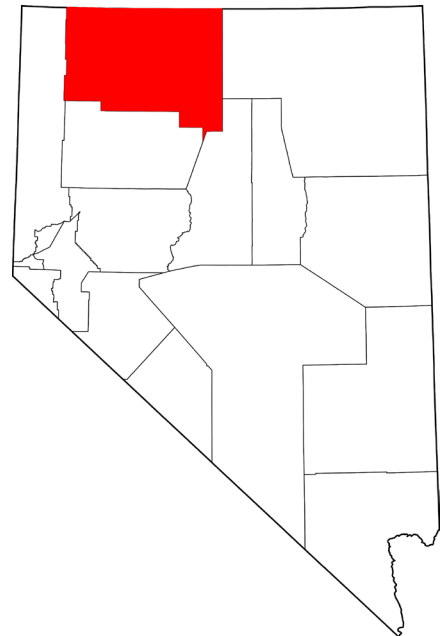
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## About Winnemucca, Nevada

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Winnemucca is located in the center of Northern Nevada in Humboldt County, NV with a total population of 7,396 according to the 2010 US Census. Winnemucca gets its name after Chief Winnemucca of the local Northern Paiute tribe. Around 1868, the Central Pacific Railroad reached Winnemucca and Winnemucca was part of the First Transcontinental Railroad line. There are endless recreational opportunities in the area, excellent community history, and amazing hospitality. Winnemucca has often been called the “friendliest town in Nevada.”



**Humboldt County**



# Size & Zoning

This 3,043.55-acre ranch consists of 15 parcels in Humboldt County and 1 parcel in Pershing County.

## ***Humboldt County:***

<b><u>APN:</u></b>	<b><u>Acres:</u></b>	<b><u>Zoning:</u></b>
05-0491-91	467.19	M-3
14-0101-02	134.03	AG-5
14-0141-02	39.35	AG-5
14-0141-03	39.33	AG-5
14-0141-13	0.19	AG-5
14-0341-01	475.54	AG-40
14-0161-01	633.36	AG-40
14-0151-02	39.74	AG-5
14-0151-03	77.78	AG-5
14-0141-04	39.30	AG-5
14-0141-01	39.38	AG-5
14-0151-01	39.63	AG-5
14-0376-01	0.99	AG-5
14-0371-14	480	AG-40
10-0451-70	378.48	RR-2.5

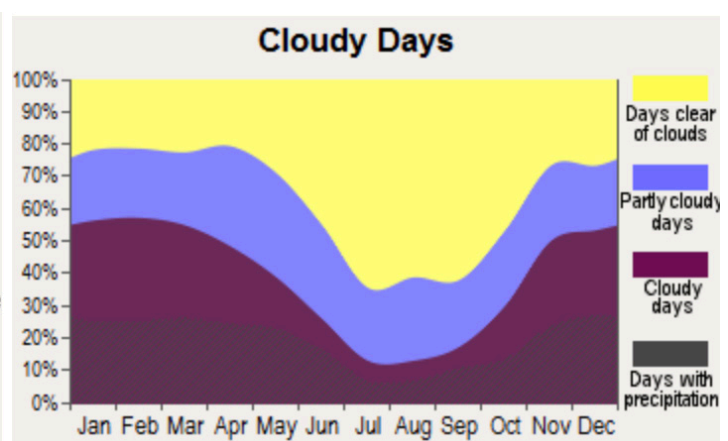
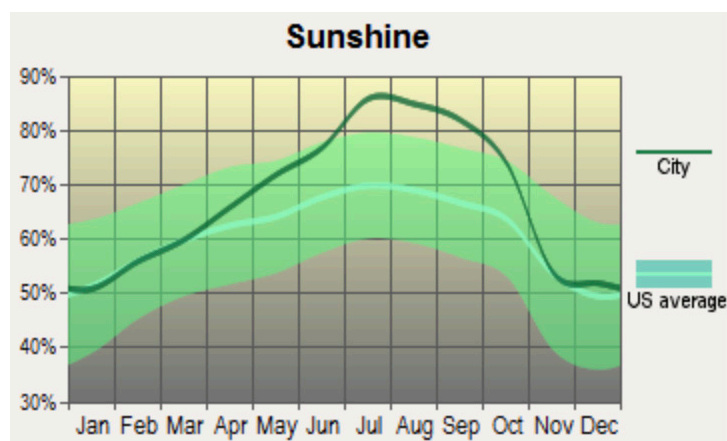
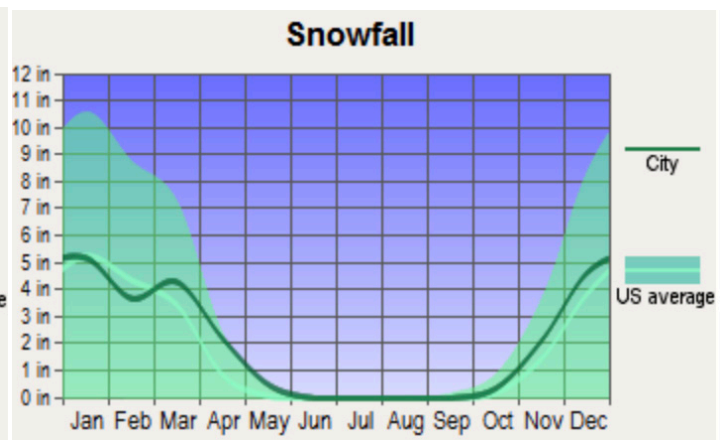
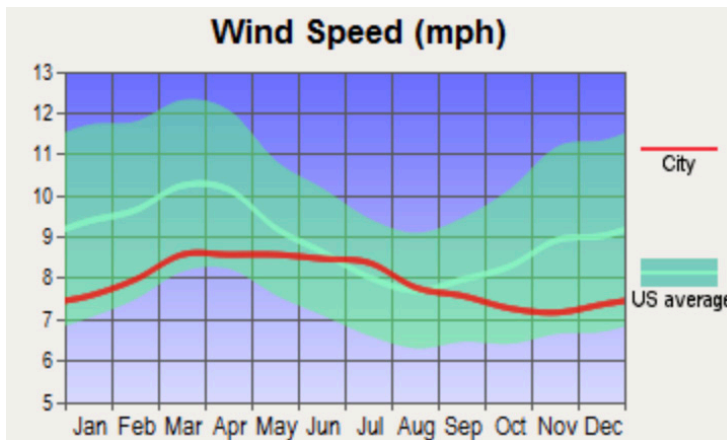
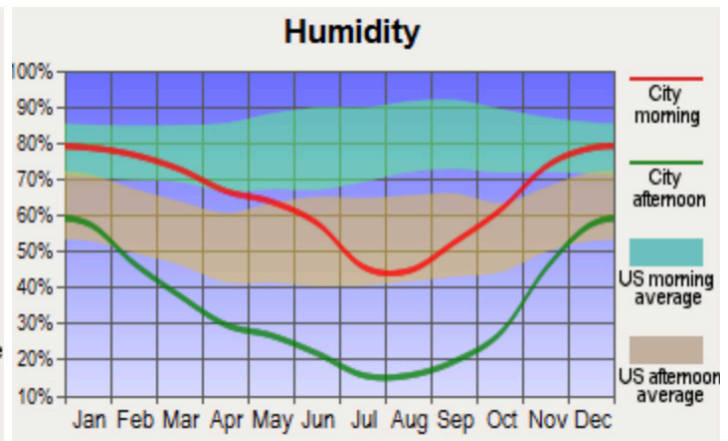
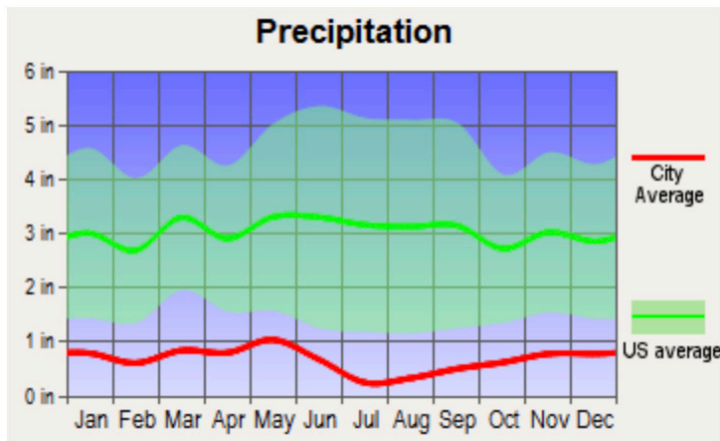
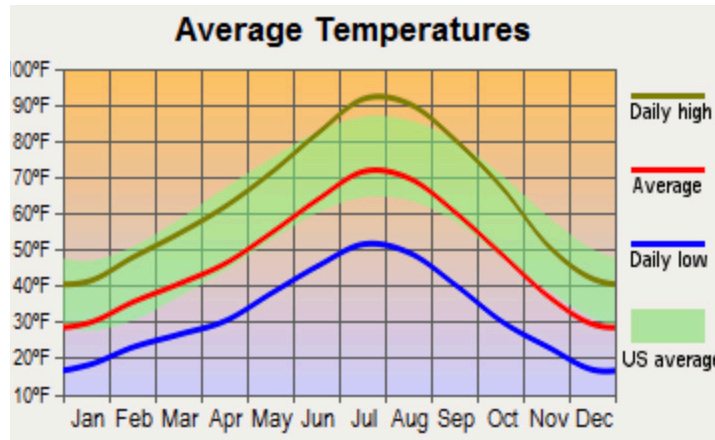
## ***Pershing County:***

009-010-19	159.26	LDS
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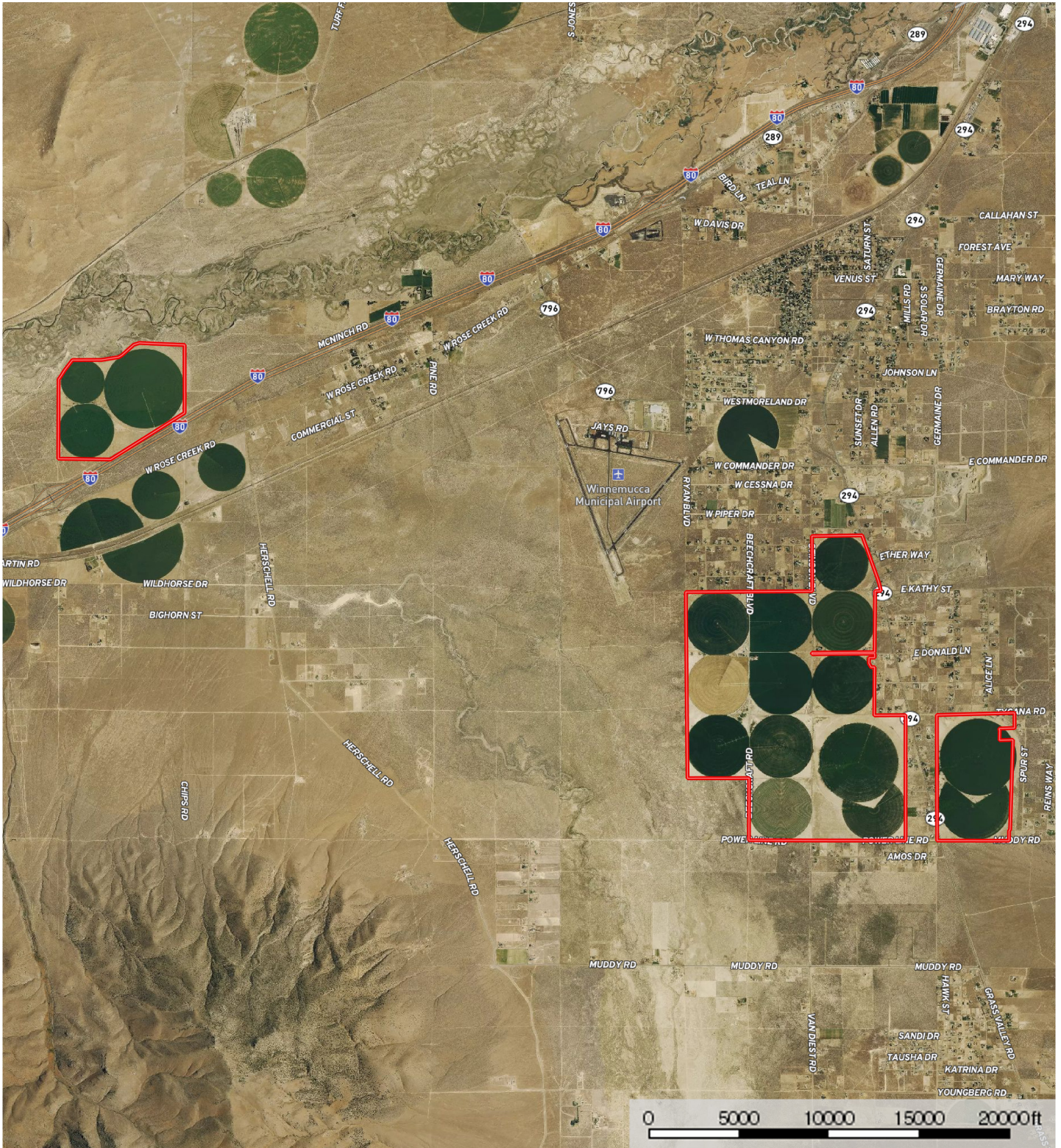
**Total: 3,043.55 +/- acres**




# Weather

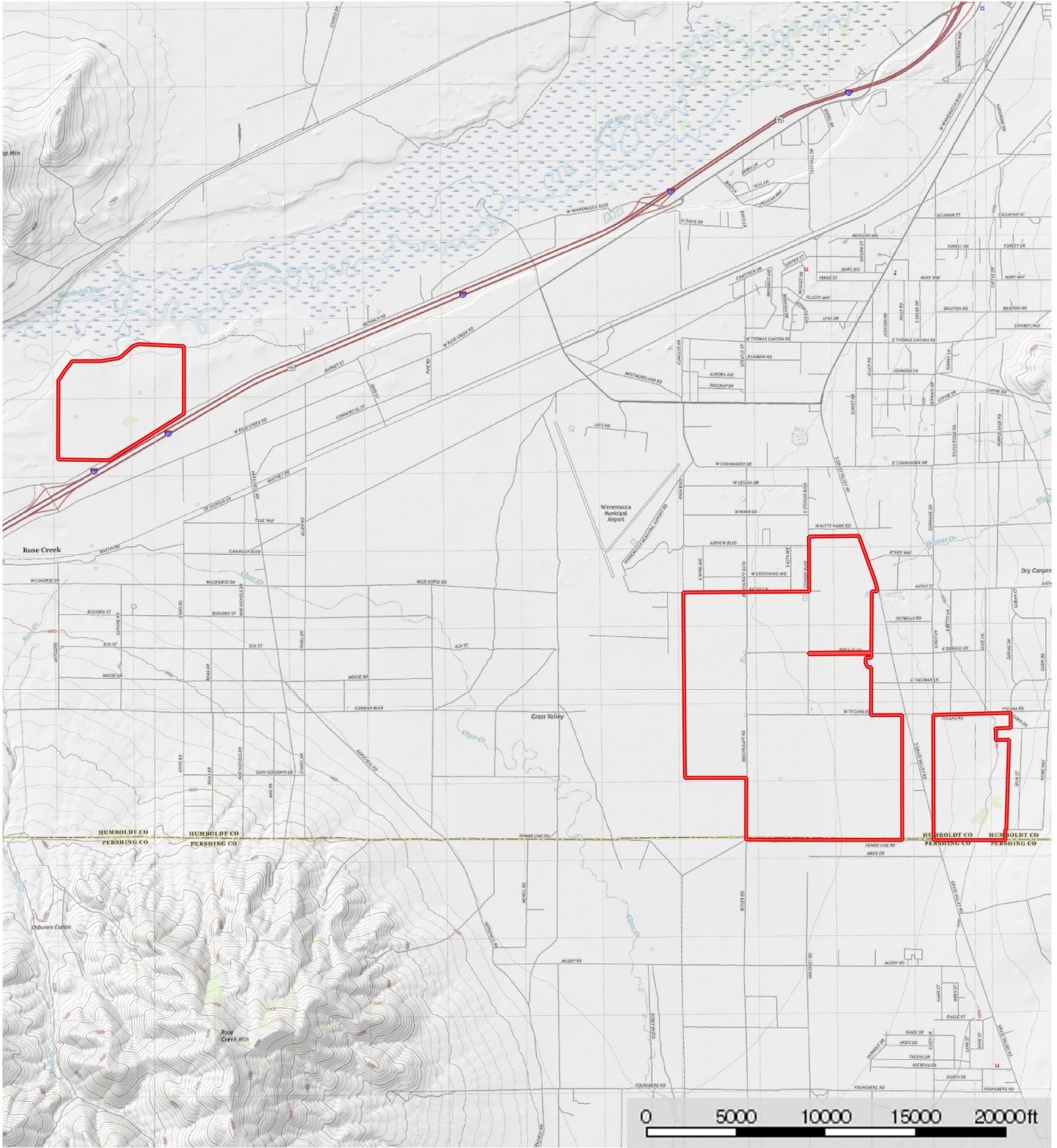







 Boundary





 Boundary





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