



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Mason Mountain Ranch

3,782.59 ± Acres | Elko County, NV



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# Executive Summary

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Located in Northeast, Nevada lies a classic Buckaroo ranch, the Mason Mountain Ranch. The property is currently utilized as a cattle ranch and runs 200-300 for the season from May to November, with an additional BLM allotment good for 30-50 head. It is nicely watered with two creeks, multiple springs, and has a reservoir that was previously utilized for irrigation. Water rights of 81.85 acre-feet come from Mason Creek & Turreuil Spring. The ranch also includes Mason Mountain which lies at an elevation of 7,473 feet with beautiful vistas of the Great Basin Region. Another one of the ranch's main attributes is its recreational opportunities with Elk voucher(s) available every year. Wildlife includes mule deer, occasional elk and antelope, and sage hen. If you're looking for a ranch that has a cattle operation, exceptional recreation with elk hunting, or to just get away from it all, look no further than the Mason Mountain Ranch.





# Highlights

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- Cattle Ranch:
  - Runs 200-300 cow/calf pair for the season
  - Additional BLM allotment good for 30-50 head
  - Grazing lease runs through November 2022
- Water:
  - Two Creeks: Mason Creek & Stage Creek
  - Springs
  - Reservoir: previously utilized for irrigation
  - Water Rights on two parcels
- Elk voucher(s) available every year
- Wildlife includes mule deer, antelope, elk, sage hen & more
- Hunt, Fish, ATV, horseback
- Improvements:
  - Cabin
  - Older Home (not used)
  - Root Cellar
  - Several small outbuildings



# Cattle

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Currently, the land is used for cattle grazing and runs 200-300 cow/calf pair for the season, from May to November, and has an existing grazing lease that runs to November 2022. Additionally, there is a BLM allotment good for 30-35 head for 60 days on annual rotation basis. There are troughs in all the pastures, as well as a good set of pipe-rail corrals and a loading chute.





# Water

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Water on the ranch comes from multiple springs and two creeks; Mason Creek and Stage Creek. There is also a nice size reservoir on the property which was previously used in the past for irrigation. There are water rights on 81.85 acres on two parcels: 006-620-010 and 006-620-019, from Mason Creek and Tourreuil Spring. These water rights are within the Bruneau River drainage, which is presently under adjudication by the State of Nevada (and the final allowance of water is not known at this time).





# Recreation

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Enjoy the diverse pursuits of big game hunting, fishing, ATVing, hiking, horseback riding, snowmobiling, & more all on your ranch or in the surrounding areas. This part of Nevada is known for its beauty and wildlife habitats. There are also Elk voucher(s) available every year. Each voucher can be sold for \$8,000-\$10,000. Wildlife includes mule deer, sage hen, antelope and elk among others.





# Improvements

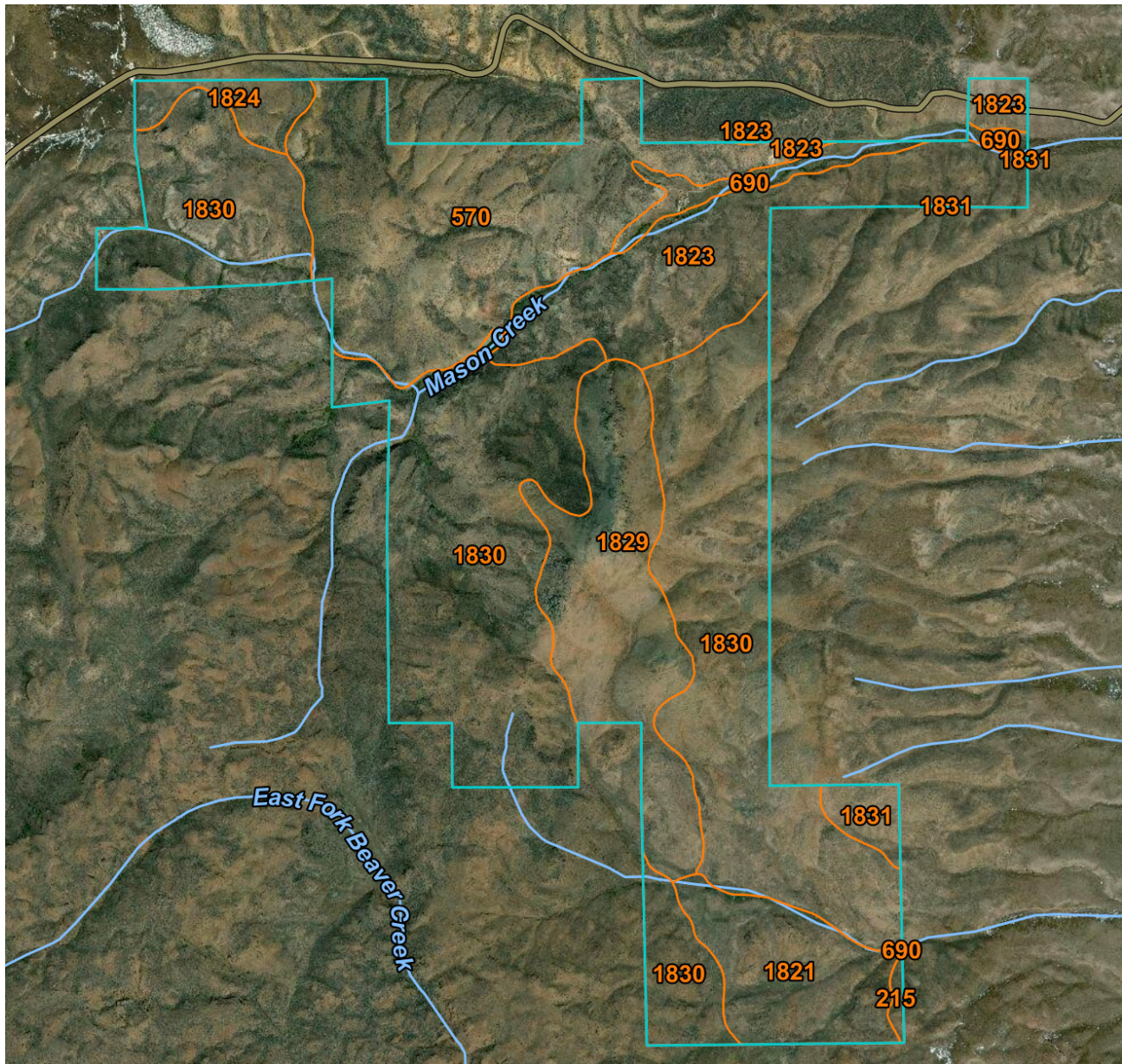
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Sitting at about 6300' of elevation is the ranch headquarters. The improvements are conventional ranch buildings which include a cabin, an older home (not used), a root cellar, and several smaller outbuildings – all located next to the creek and with great views up and down the valley. There is no electricity - The house runs on a generator and propane. New owners can construct new buildings overlooking the meadow to create a nice updated homestead.





# Soil



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

Map Unit Symbol	Acres in AOI	Classification
215	9.2	NA / 6e
570	710.8	NA / 7s
690	74.5	6e / 6c
1821	232.2	NA / 7s
1823	441.6	NA / 7s
1824	68.4	NA / 7s
1829	425	NA / 7s
1830	1,787	NA / 7s
1831	43.9	NA / 7s



# Location

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## About Elko, NV

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The Mason Mountain Ranch is located near Elko, Nevada. Elko is the largest city and county seat of Elko County. The population was 18,297 at the 2010 US 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 ranch 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. The city sits at an elevation of 5,060 feet and features all four-season making it an ideal place to experience a variety of recreations. It is also known as the "gateway" to the Ruby Mountains and its unspoiled nature. Elko is one of the "last true Western Towns in the U.S." where you will find several large cattle ranches, and there is still a large horse gather from the Diamond A Desert each spring. The ranch is accessed by 56 miles of highway from Elko and 16 miles of county roads.

For domestic flights, the nearest airports in Elko are Elko Regional Airport and Magic Valley Regional Airport (160 miles). For international flights, Salt Lake City International Airport is 226 miles and Reno-Tahoe International Airport is 291 miles. Local airport includes Wells Municipal Airport about 52 miles from Elko.



## About Elko County, NV

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Elko County is the fourth largest county, by area, in the United States, comprising of more than 10,000 square miles. As of the 2010 census, the population was 48,818. The county is home to some of the most scenic and unspoiled nature spots in Nevada with mountain peaks similar to the Swiss Alps, lush meadows, flowing streams, and the nearby Wildhorse Reservoir, a noted fishery in the State. There is no shortage of outdoor pursuits here in Elko County. Fish, hike, backpack, cycle, big game hunt, ski, or snowmobile. The county also hosts the National Cowboy Poetry Gathering, the National Basque Festival and is home to the oldest rodeo in the state.



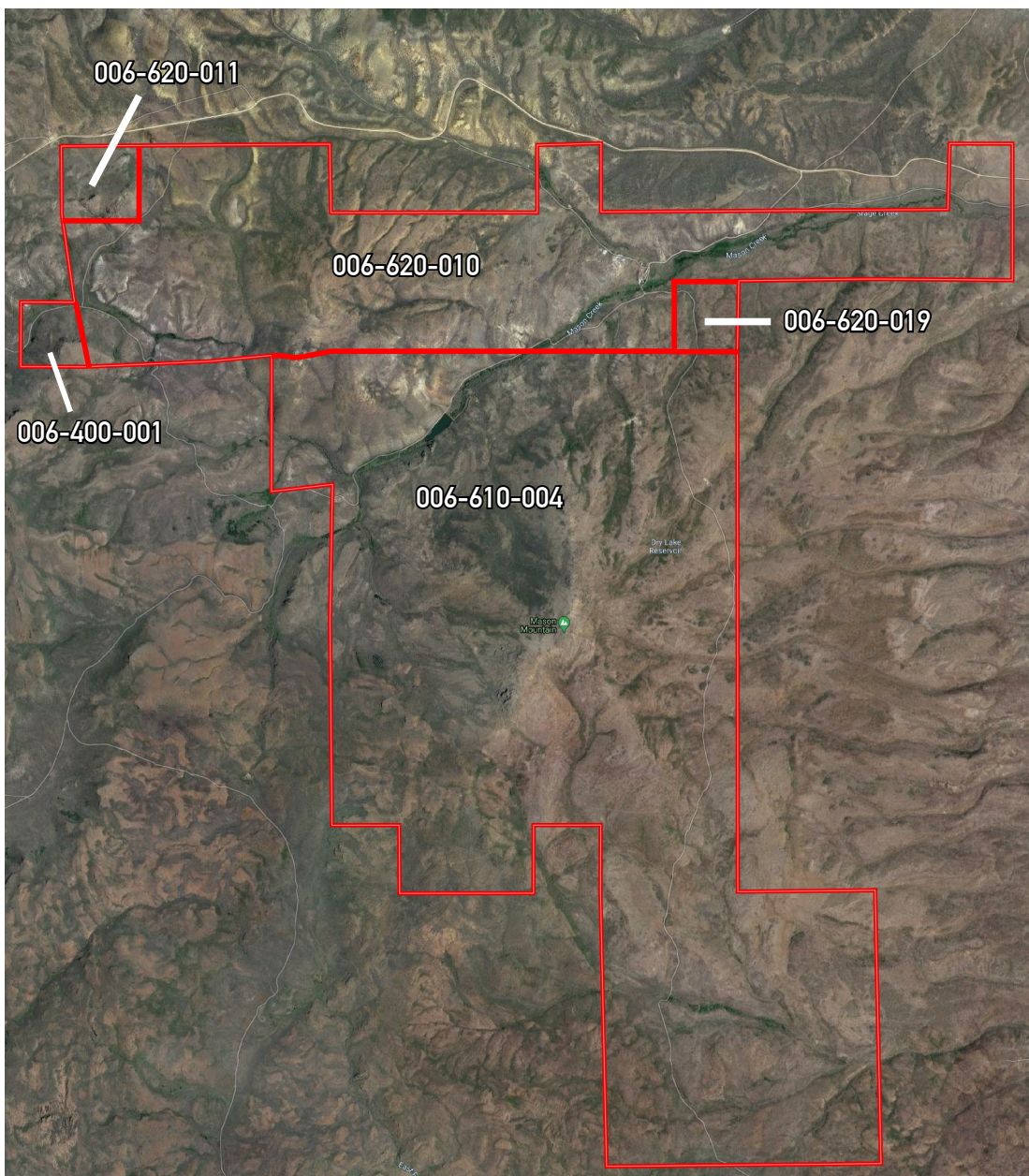
# Size & Zoning

This 3,782.59 +/- acre ranch consists of five parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Property Taxes (2020):</u>
006-610-004	2,557.61	\$257.04
006-400-001	33.56	\$2.88
006-620-011	37.10	\$3.18
006-620-019	40.00	\$4.93
006-620-010	1,114.32	\$1,048.75

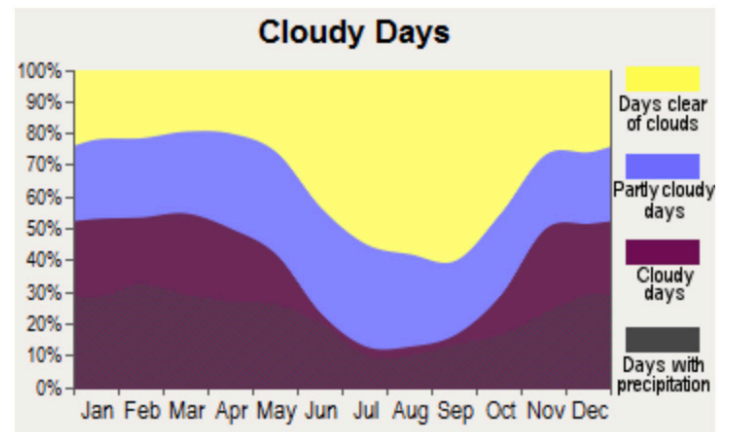
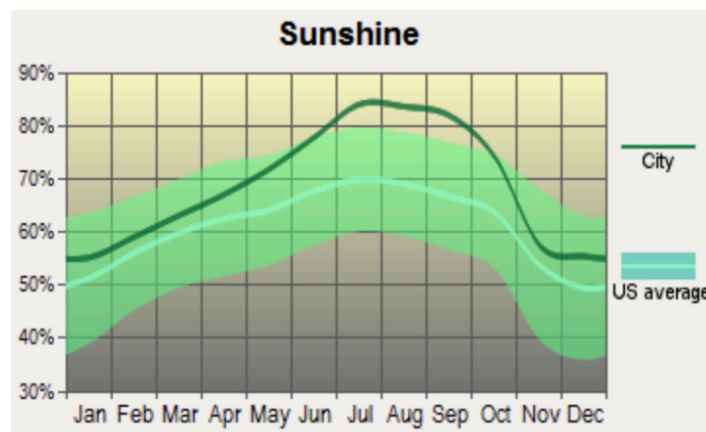
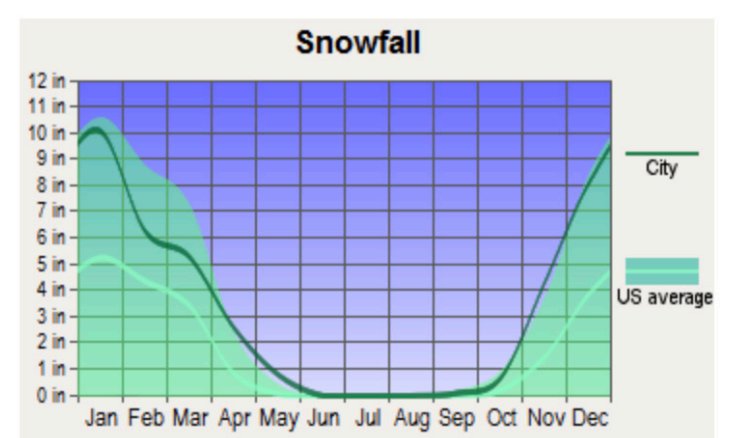
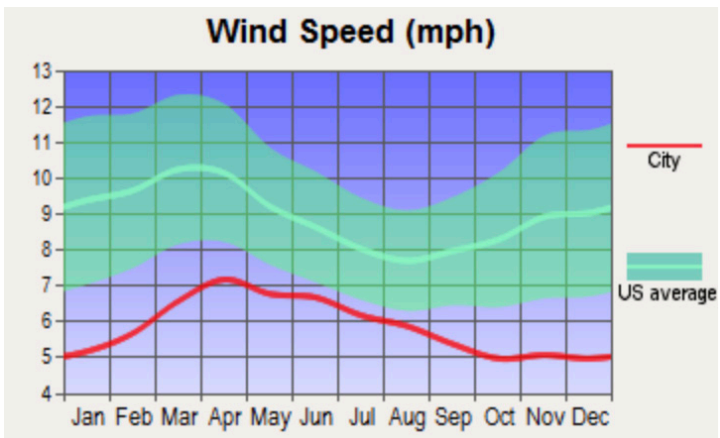
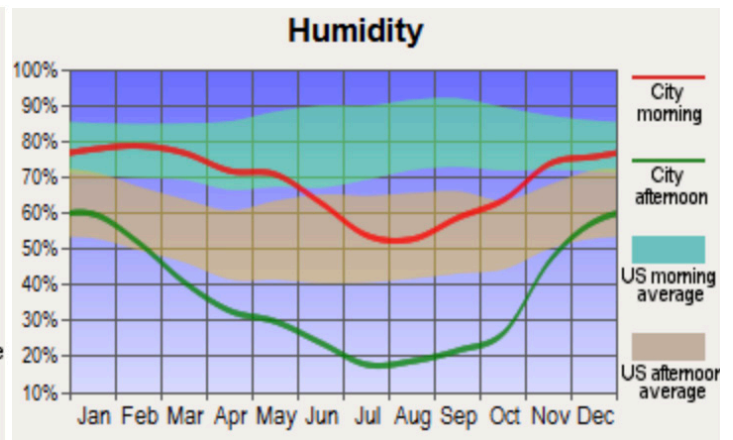
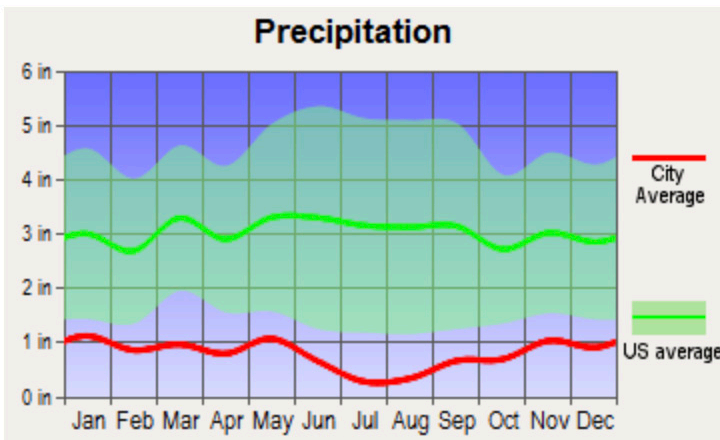
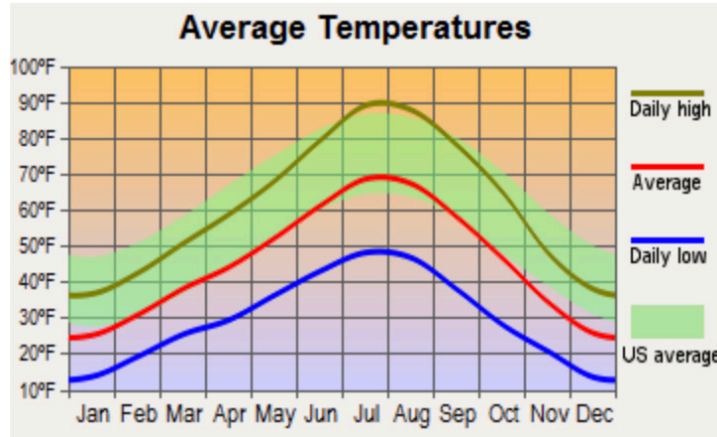
The property is zoned AG

Total: \$1,316.78

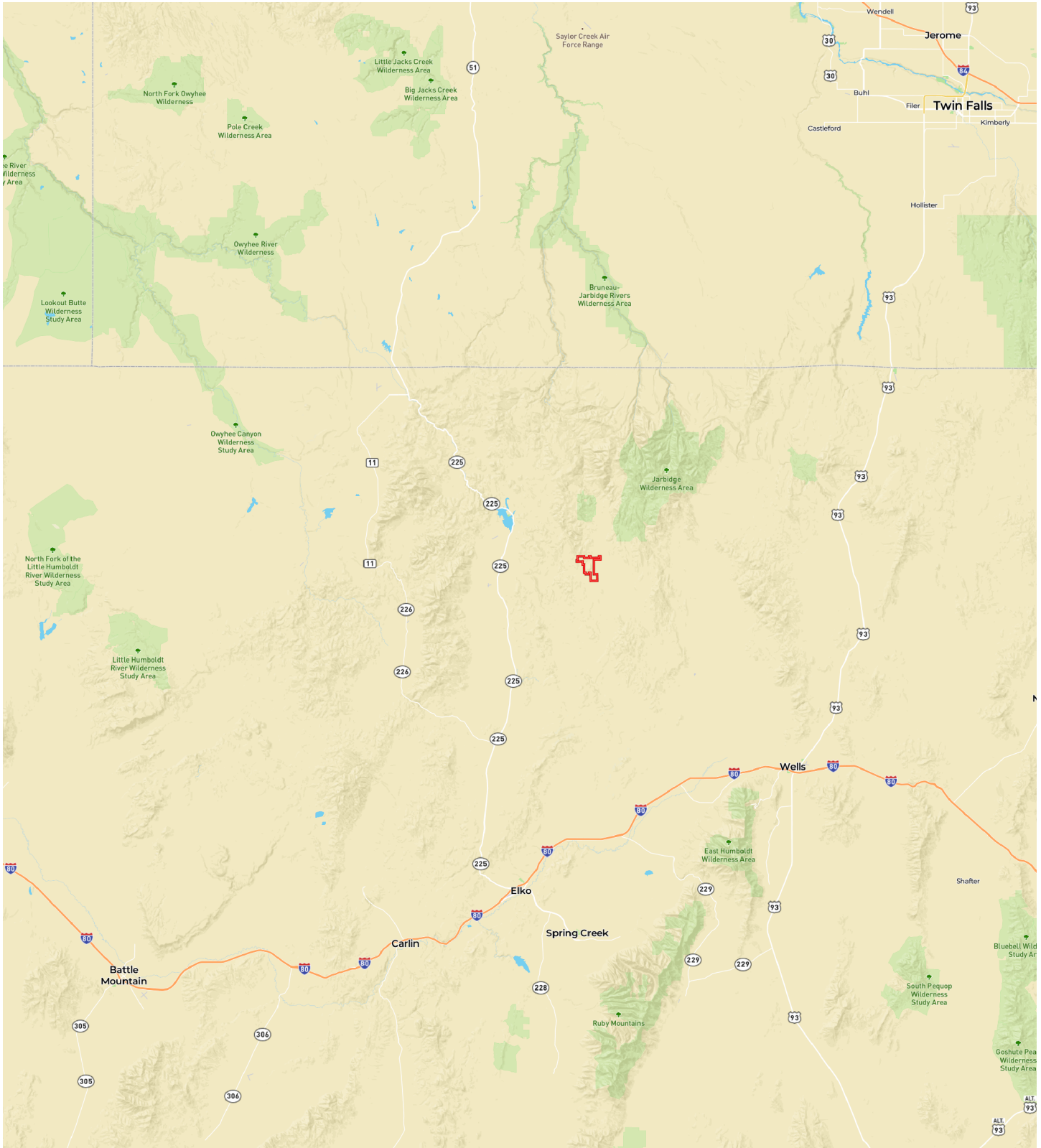




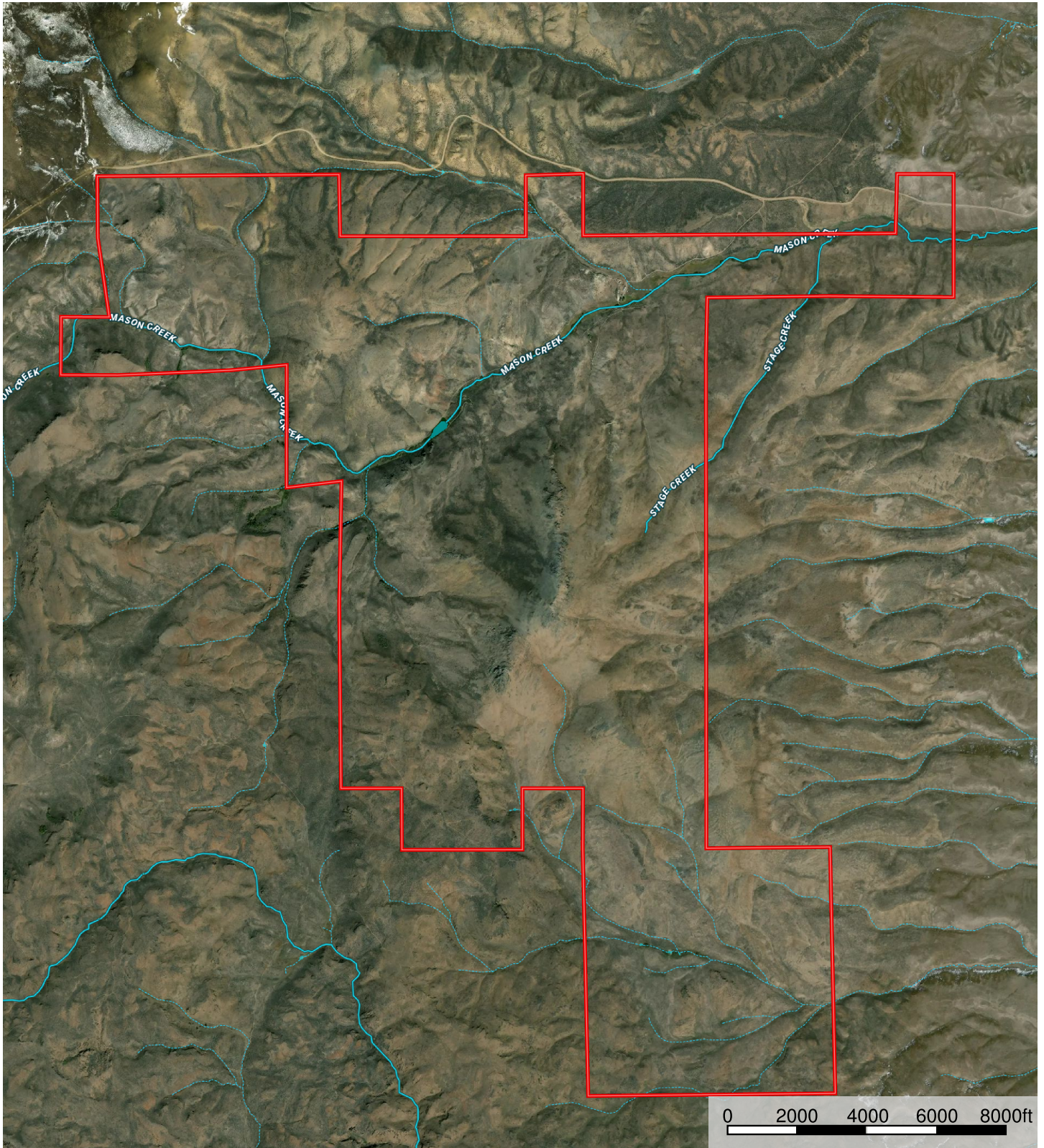
# Weather for Elko, NV









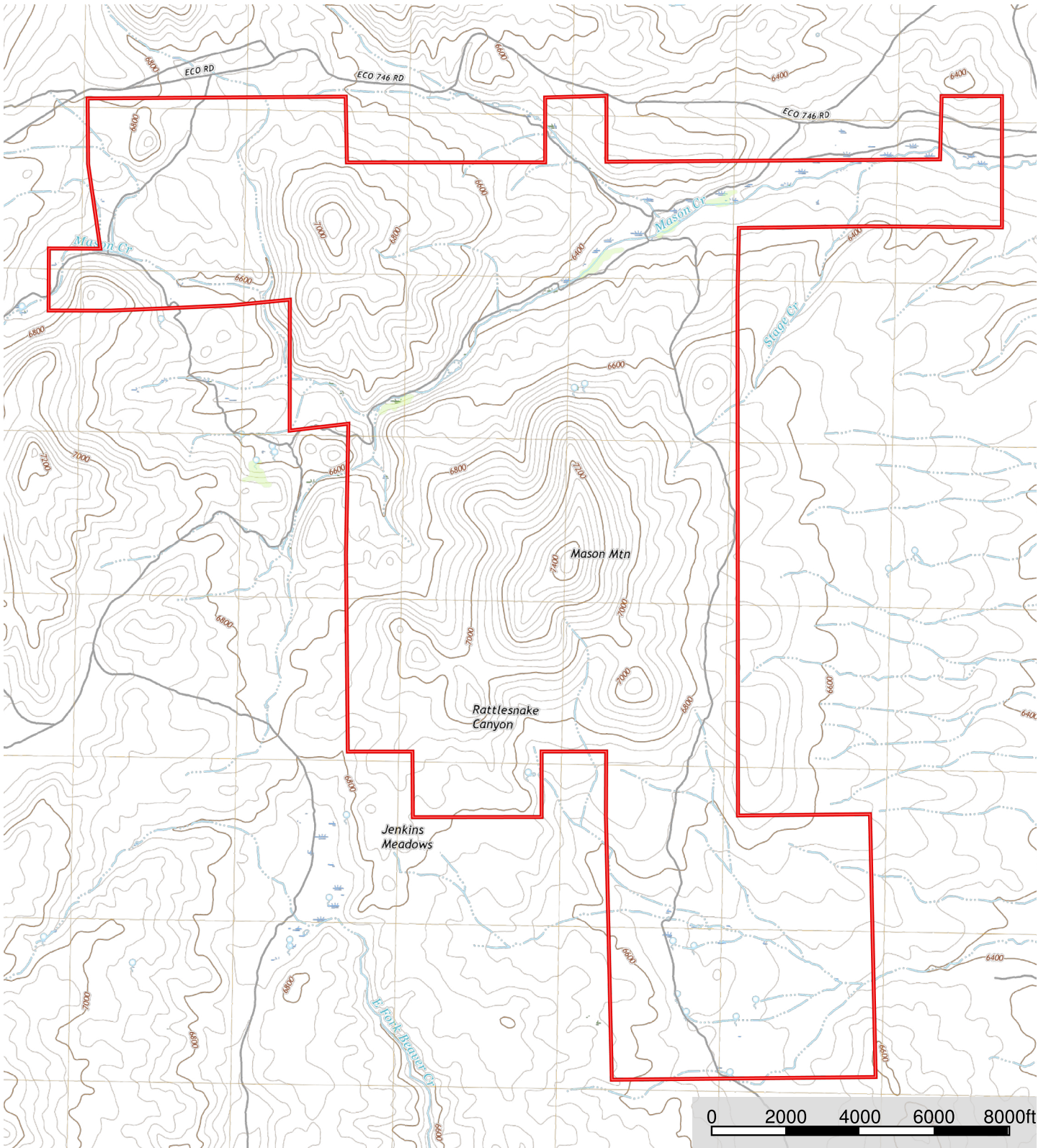







 Boundary     Stream, Intermittent     River/Creek     Water Body





 Boundary





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