



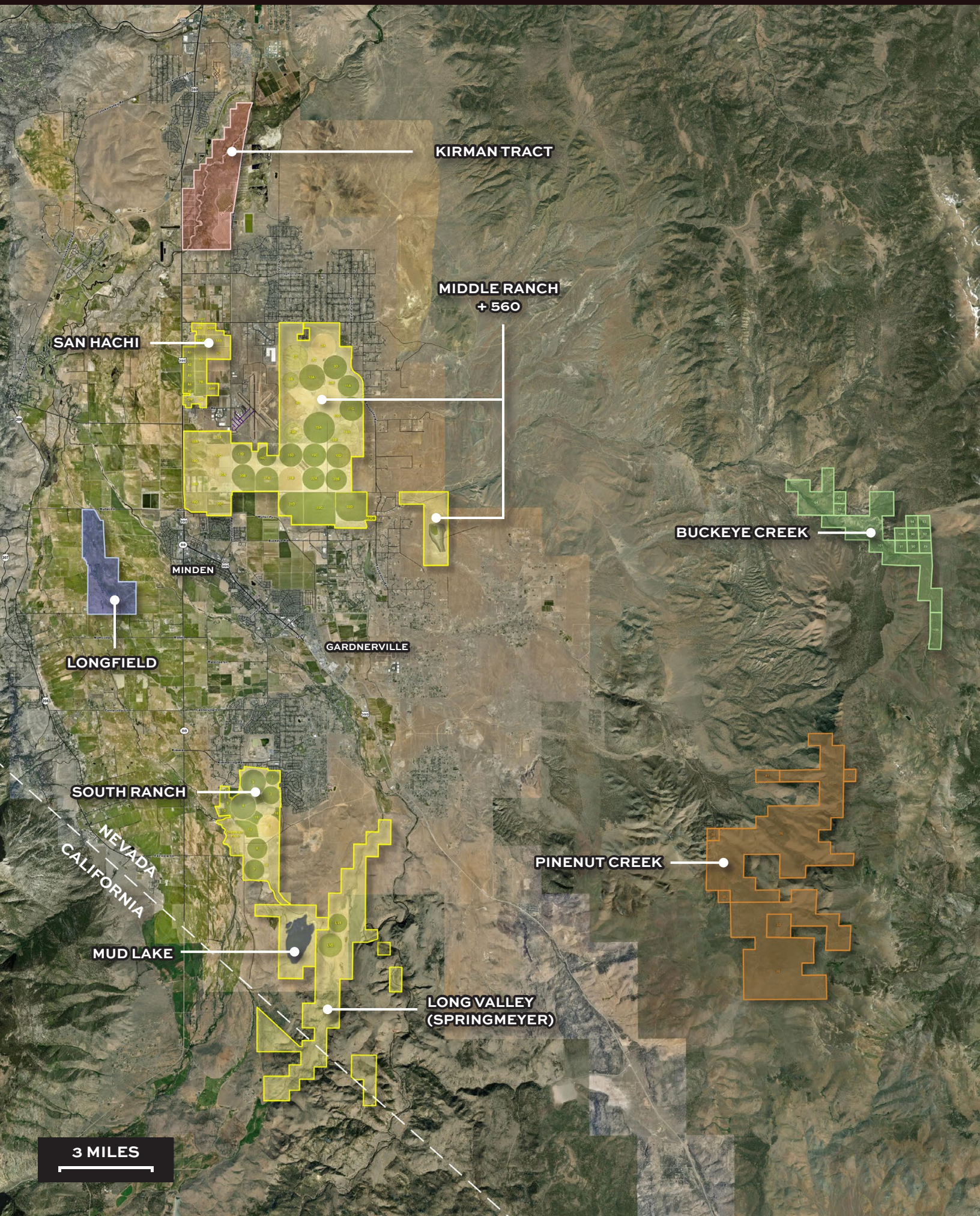
BENTLY RANCH

SELL SHEET

BENTLY  
RANCH



# BENTLY RANCH LOCATIONS





# SAN HACHI RANCH

San Hachi Ranch comprises 688.46 acres across 18 parcels in Northwestern Douglas County.

## IRRIGATION

Ditchwater and supplemental underground water

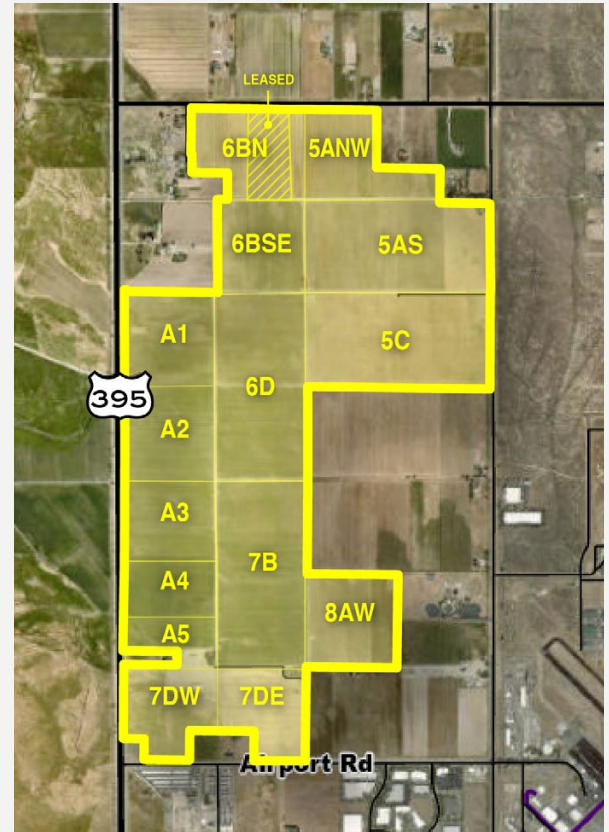
## IMPROVEMENTS

- 1 barn
- 3 small residences
- 2 bunk houses
- Multiple shops, hay barns, and outbuildings

The houses range from 1,500 square feet to 2,500 square feet and are served by onsite septic, propane tanks, and domestic well water.

## ROADWAYS

The property is served by U.S. Highway 395 and Heybourne Road to the east, Airport Road to the south, and Johnson Lane to the north.



## SAN HACHI PARCELS

PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1320-07-002-002	20.00	A-19	Cattle pasture; NE corner US 395 & Airport (except small parcel)
1320-05-001-001	28.58	A-19	Farmland
1320-05-001-005	20.00	A-19	Farmland; W of Heybourne Road; Formerly Edwards; House, trailer, and garage (2526 Heyborne Rd) [Not in estate appraisal]
1320-05-001-006	19.00	A-19	Farmland; W of Heybourne Road; Formerly Edwards
1320-05-002-001	40.00	A-19	Farmland; SE of Marshall Well; Formerly Indiano
1320-05-002-002	39.00	A-19	Farmland; W of Heybourne Road; Formerly Indiano
1320-06-001-011	118.01	A-19	Farmland; S of Johnson Lane; Includes Marshall well and pump station
1320-06-002-001	39.00	A-19	Farmland
1320-06-002-002	40.00	A-19	Farmland; Interior
1320-06-002-003	40.00	A-19	Farmland; Interior
1320-07-001-001	39.00	A-19	Farmland; Interior
1320-07-001-002	40.00	A-19	Farmland; Interior; Site of NDEP MW-16B & EX-16B
1320-08-001-022	80.01	A-19	Farmland; Interior. (Formerly APN 1320-07-001-003). Note: adjusted up from 40.56 ac to 80.01 ac for split of 1320-08-001-011
1320-07-002-004	20.00	A-19	Farmland; S San Hachi at Airport Road
1320-07-002-005	30.10	A-19	Farmland; S San Hachi at Airport Road; House, small house, hay barn SH
1320-07-002-006	1.00	A-19	Farmland; Strip along Airport Road; may be adjusted by BLA
1320-06-002-004	39.00	A-19	Aldax farmland
1320-07-001-007	35.76	A-19	Aldax farmland + small 2-bedroom home (older); hay barn; equipment shed

# SAN HACHI RANCH

## SAN HACHI PARCELS WATER RIGHTS

PERMIT	CERT. / STATUS	PRIORITY DATE	DUTY (AF)	ACRES / UNITS	USE	SOURCE	SOURCE DESCRIPTION	REMARKS
117DCR	DEC	1/1/1895	---	20.00	DEC	STR	East Fork Carson River	APN 1320-05-001-005
112DCR	DEC	1/1/1895	---	38.80	DEC	STR	East Fork Carson River	APN 1320-06-002-001
107DCR	DEC	1/1/1895	---	19.00	DEC	STR	East Fork Carson River	APN 1320-07-002-002
108DCR	DEC	1/1/1895	---	19.00	DEC	STR	East Fork Carson River	APN 1320-07-002-002
115DCR	DEC	1/1/1895	---	30.00	DEC	STR	East Fork Carson River	APN's 1320-05-002-001, 1320-05-002-002
116DCR	DEC	1/1/1895	---	48.80	DEC	STR	East Fork Carson River	APN's 1320-05-002-001, 1320-05-002-002
109DCR	DEC	1/1/1895	---	75.00	DEC	STR	East Fork Carson River	APN's 1320-06-002-002, 1320-06-002-003
121DCR	DEC	1/1/1895	---	39.61	DEC	STR	East Fork Carson River	Portion of APN 1320-06-001-011
8494	2060	3/31/1928	371.00	149.63	IRR	UG		San Hachi
20834	6509	11/7/1962	398.464	99.62	IRR	UG		San Hachi
21112	7150	3/6/1963	748.14	188.61	IRR	UG		San Hachi
30232	9771	4/22/1974	561.20	140.30	IRR	UG		San Hachi
72816	PER	7/13/1928	68.45	133.00	IRR	UG		San Hachi
72817	PER	7/13/1928	68.45	133.00	IRR	UG		San Hachi
81360	PER	8/16/1955	157.12	39.28	IRR	UG		San Hachi
43256	11038	2/24/1981	11.87	524 cattle	STK	UG		San Hachi
119DCR	DEC	1/1/1895	---	10.00	DEC	STR	East Fork Carson River	
120DCR	DEC	1/1/1895	---	27.99	DEC	STR	East Fork Carson River	
120DCR	DEC	1/1/1895	---	19.45	DEC	STR	East Fork Carson River	
124DCR	DEC	1/1/1895	---	15.50	DEC	STR	East Fork Carson River	

## SAN HACHI 2022 CROP PLAN

FIELD	IRRIGATED ACRES	PLANTED CURRENTLY	IRRIGATION TYPE	PLANTING DATE	COMPOST 2022	2023
6BN	42.3★	Grass	Wheel lines/Flood	2019	No	Grass
5ANW	36.1	Grass	Wheel lines/Flood	2019	No	Grass
6BSE	36.1	Grass	Wheel lines/Flood	2019	No	Grass
5AS	71.5	Grass	Wheel lines/Flood	2019	No	Grass
5C	78	Grass	Wheel lines/Flood	2019	No	Grass
6D	77.4	Grass	Wheel lines/Flood	2019	No	Grass
7B	77.8	Grass	Wheel lines/Flood	2019	No	Grass
8AW	39	Grass	Wheel lines/Flood	2019	No	Grass
7DE	30.7	Grass	Wheel lines/Flood	2019	No	Grass
7DW	30	Grass	Wheel lines/Flood	2019	No	Grass
A1	38	Alfalfa/Grass	Wheel lines/Flood	2019	No	Grass
A2	39	Grass	Wheel lines/Flood	2019	No	Grass
A3	31	Grass	Wheel lines/Flood	2019	No	Grass
A4	24	Alfalfa/Grass	Wheel lines/Flood	2019	No	Alfalfa/Grass
A5	16	Grass	Wheel lines/Flood	2019	No	Grass

TOTAL ACREAGE 666.90 \*

★ Partially leased

## SOUTH RANCH

South Ranch comprises 1,548.81 acres across 36 parcels near the southern section of Gardnerville.

1,392 acres of South Ranch is utilized as farmland; the remainder is reserved for rangeland.

### IRRIGATION

- Center-pivot irrigation ranging from 43 to 143 acres
- Roughly six acre-feet of water (ample for the region)
- The western fork of the Carson River forms the Western border of the ranchland, benefiting it and giving the parcels their shape

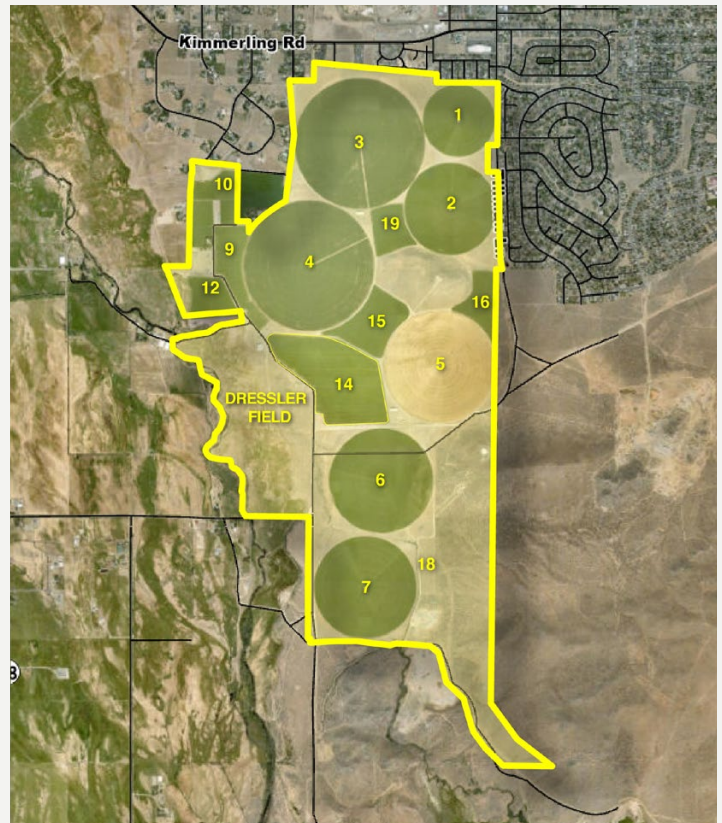
### IMPROVEMENTS

Agricultural operations are based at the western section of the property with structures used for operations.

- 1 small shop
- 2 pump stations
- 1 horse barn
- 3 hay storage barns
- 1 400,000 gallon storage tank
- 2 houses (1,350 sq ft [3bd/1ba]; 1,850 sq ft [4bd/2ba]) served by onsite septic and propane tanks
- 2 bunkhouses

### ROADWAYS

The property is served by Anderson Ranch Road and Mud Lake Road to the west, Heritage Lane to the south, Tillman Lane to the east, and Kimmerling Road and Kyndal Way to the north.



## SOUTH RANCH PARCELS

PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1220-29-002-004	28.23	A-19	W edge Dressler field, borders WF Carson River
1220-29-002-005	39.81	A-19	Includes portion of Dressler field
1220-29-002-008	39.81	A-19	Includes portion of Dressler field
1220-32-000-004	0.50	A-19	Includes S edge Dressler field
1220-20-001-073	58.77	A-19	Includes NW portion of SR3
1220-20-002-004	45.75	A-19	Includes South Ranch houses and horse barn, SR10 (650 Anderson Ranch Rd)
1220-20-002-006	45.40	A-19	Includes portion of SR9 and NW portion SR4
1220-20-002-007	41.84	A-19	Includes NE portion of SR4 and barn SRN
1220-20-002-008	50.25	A-19	Includes SW portion of SR3
1220-21-201-001	50.93	A-19	Includes NE portion of SR3
1220-21-201-002	40.41	A-19	Includes portion of SR1
1220-21-301-001	42.01	A-19	Includes SE portion of SR3
1220-21-301-002	40.40	A-19	Includes N portion SR2
1220-21-401-001	41.92	A-19, FR-19	Includes SR19 and NW portion Falcke Hill
1220-21-401-002	42.00	A-19, FR-19	Includes S portion SR2 and NE portion Falcke Hill
1220-21-810-001	1.01	A-19	Small strip parcel along Tillman Lane. Includes edge of SR2
1220-21-810-002	1.00	A-19	Small strip parcel along Tillman Lane. Includes edge of SR2
1220-21-810-003	1.49	A-19	Small strip parcel along Tillman Lane. Includes edge of SR2
1220-28-000-001	40.05	A-19, FR-19	Includes S portion Falcke Hill; Cell Tower parcel (1 of 2)
1220-28-000-002	41.86	A-19, FR-19	Includes SR16; 580 Heritage Lane; Cell Tower parcel (2 of 2)
1220-28-000-003	42.90	A-19	Includes SW portion SR5 and Barn SRS
1220-28-000-004	42.29	A-19	Includes SE portion SR5
1220-28-000-007	42.94	A-19	Includes Heritage Lane and N portion SR6
1220-28-000-008	39.70	A-19	Includes E portion SR6
1220-29-001-002	49.40	A-19	Includes SR12, portions SR9 and SR4
1220-29-001-003	40.05	A-19, FR-19	Includes portion SR4
1220-29-001-004	40.05	A-19	Includes portions of SR14 and SR15
1220-29-001-005	42.23	A-19	Includes portions of SR4 and SR14
1220-29-002-006	40.89	A-19	Includes portion of SR14
1220-29-002-007	38.54	A-19	Includes W portion of SR6
1220-32-000-006	38.52	A-19	Includes NW portion SR7
1220-32-000-007	38.12	A-19	Includes SW portion SR7
1220-33-000-001	39.30	A-19	Includes NE portion SR7 and SR pump station (393 Mud Lake Rd)
1220-33-000-002	39.45	A-19	Includes SE portion SR7 and DG pit
1220-33-000-003	223.15	A-19	Includes SR tank, portion of DG pit
1220-29-001-006	57.84	A-19	Includes SR Shop and portion of Dressler Field (540 Anderson Ranch Rd)

# S O U T H R A N C H

## SOUTH RANCH WATER RIGHTS

PERMIT	CERT. / STATUS	PRIORITY DATE	DUTY (AF)	ACRES / UNITS	USE	SOURCE	SOURCE DESCRIPTION	REMARKS
814ADCR	DEC	1/1/1909	2383.00	---	DEC	LAK	Mud Lake	Mud Lake
814DCR	DEC	1/1/1879	789.00	---	DEC	LAK	Mud Lake	Mud Lake
815DCR	DEC	1/1/1905	831.00	415.50	DEC	RES	Allerman No.1,2 & 4	Mud Lake
816DCR	DEC	1/1/1877	250.00	125.00	DEC	RES	Allerman No. 1, 2 & 4	Mud Lake
62818	15501	1/29/1997	4.48	---	STK	UG		South Ranch
V07308	VST	1/1/1938	---	5000 sheep	STK	UG		South Ranch
V07309	VST	1/1/1938	---	5000 sheep	STK	UG		South Ranch
256DCR	DEC	12/31/1899	---	1.24	DEC	STR	East Fork Carson River	South Ranch
257DCR	DEC	12/31/1899	---	0.34	DEC	STR	East Fork Carson River	South Ranch
277DCR	DEC	1/1/1895	---	10.66	DEC	STR	East Fork Carson River	South Ranch
551DCR	DEC	1/1/1909	---	218.60	DEC	STR	West Fork Carson River	South Ranch
567DCR	DEC	1/1/1860	---	80.00	DEC	STR	West Fork Carson River	South Ranch
74510	PER	12/31/1899	---	21.01	IRR	STR	East Fork Carson River	South Ranch
74511	19514	1/1/1886	---	862.33	IRR	STR	W & E Fork Carson River	South Ranch
74512	PER	1/1/1866	---	12.40	IRR	STR	East Fork Carson River	South Ranch
74513	19515	1/1/1877	---	4.65	IRR	STR	East Fork Carson River	South Ranch
74514	19516	12/31/1899	---	74.09	IRR	STR	East Fork Carson River	South Ranch

## SOUTH RANCH 2022 CROP PLAN

FIELD	IRRIGATED ACRES	PLANTED CURRENTLY	IRRIGATION TYPE	PLANTING DATE	COMPOST 2022	2023
1	43.9	Alfalfa	Pivot	2017	No	Alfalfa
2	70.4	Alfalfa	Pivot	2017	No	Alfalfa
3	143	Spring Wheat	Pivot	Annual	Yes	Wheat Hay
4	143	Wheat Hay	Pivot	Annual	Yes	Wheat Hay
5	103.9	Wheat Hay	Pivot	Annual	Yes	Alfalfa
6	91.3	Wheat Hay	Pivot	2017	Yes	Alfalfa
7	89.7	Alfalfa	Pivot	2017	No	Alfalfa
9	19.2	Alfalfa	Hand lines	2020	No	Alfalfa
10	26.5	Alfalfa	Hand lines	2018	No	Alfalfa
12	16.3	Alfalfa	Hand lines	2018	No	Alfalfa
14	72	Alfalfa	Hand lines	2020	No	Alfalfa
15	29	Alfalfa	Hand lines	2018	No	Alfalfa
16	17	Alfalfa	Hand lines	2018	No	Alfalfa
18	15	Alfalfa	Hand lines	2018	No	Alfalfa
Dressler	103.5	Grass	Flood	Perennial	No	Grass
TOTAL ACREAGE		999.4				



## MIDDLE RANCH + “560”

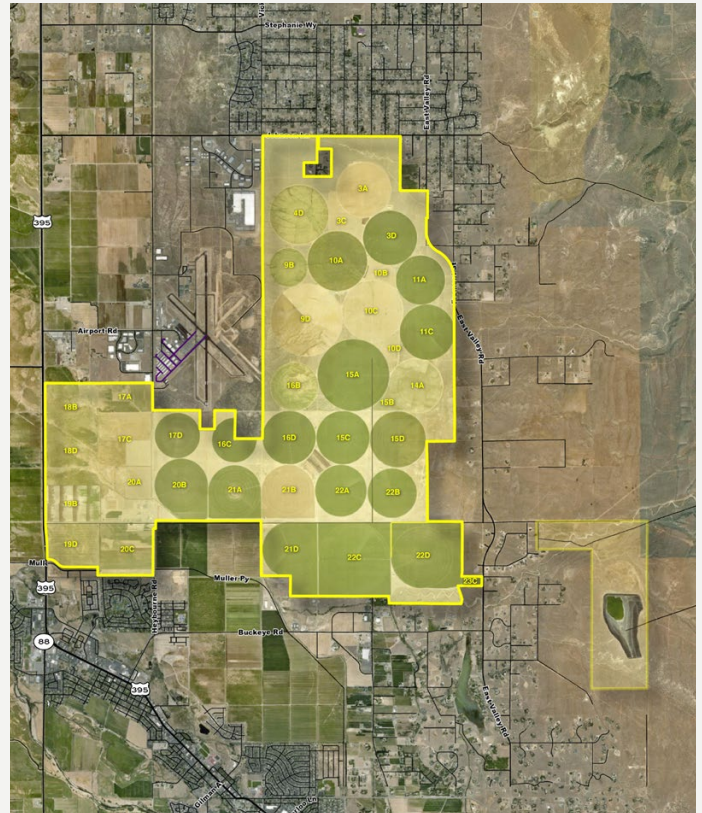
### MIDDLE RANCH

Comprises 5,926.48 across 116 parcels in the western section of Carson Valley.

Approximately 4567 acres are utilized as irrigated cropland, 1015 acres of which is irrigated pasture, and the balance is dedicated to agricultural operations.

### IRRIGATION

- Center-pivot irrigation systems which include 25 pivots
- Pipeline and 3 pumping stations with control buildings ranging from four to six pumps
- Some handlines and flood irrigation
- 2 smaller agricultural wells located onsite
- Irrigated with surface water from the Carson River under provisions of the Alpine Decree
- Supplemented by treated wastewater effluent from both Douglas County Sewer Improvement District and the North County pond of the Minden-Gardnerville Sanitation District (“MGSD”). Bently entered into an agreement with MGSD in 2002 and set to expire in 2072<sup>1</sup>



### IMPROVEMENTS

Agricultural operations are based at the western section of the property near U.S. Highway 395 and Stockyard Road.

- Ancillary structures such as an office, shop, houses, cattle handling facilities
- 9 hay barns
- Malt house / feedmill, grain storage for 8,000 tons of grain
- Multiple on site shops, storage areas, and barns
- The houses range from 1,200 square feet (2 bd/1ba) to 1,400 square feet (3bd/2ba) and are served by onsite septic tanks
- Compost yard
- Feedlot

The northern section of Middle Ranch, approximately 1,100 acres, has been designated as a Receiving Area by the Douglas County Planning Department. It is anticipated that the density permitted by current zoning could be increased through the acquisition and transfer of development rights from “Resource Lands” to these areas in order to allow for increased density.

### ROADWAYS

The property is served by U.S. Highway 395, Stockyard Road, and Heybourne Road to the west, East Valley Road and Buckeye Road to the south and west, and Johnson Lane to the north.

<sup>1</sup> The contract stipulates that Bently has the right to use, and an obligation to take, the effluent from the district (aside from 750 acre feet reserved by the District). After the initial term (January 1, 2032), Bently is required to pay the District a per gallon price negotiated during that specified ten year term.



## MIDDLE RANCH + “560”

### 560

Comprises 560 acres across 14 parcels east of the southeast section of Middle Ranch.

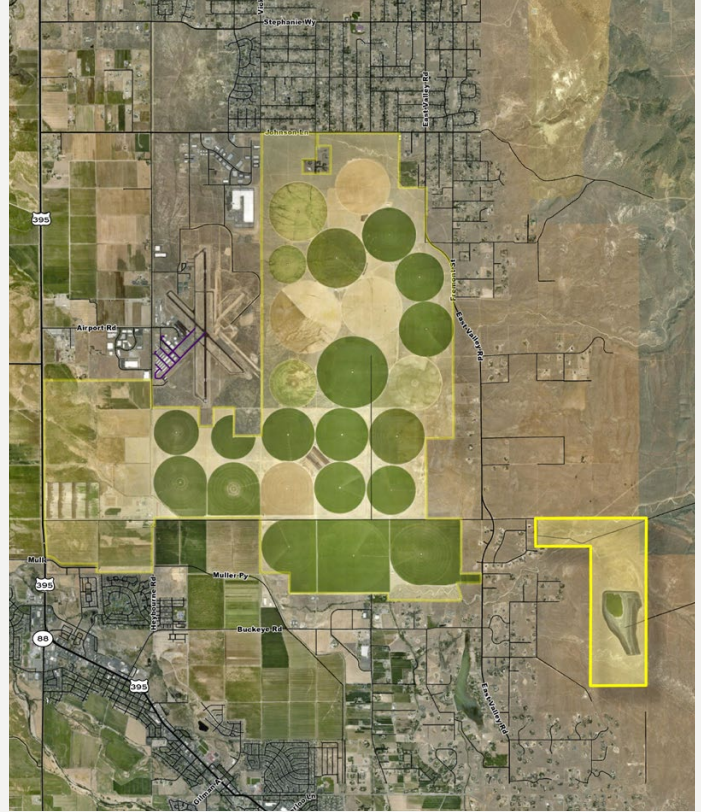
It is used primarily for winter cattle feeding and calving. Land owned by the Bureau of Land Management is adjacent to the southern and eastern sections of the property. Williams Canyon is located northwest of the site.

### IRRIGATION

- The East Valley Reservoir (effluent) is located onsite on eight of the 14 parcels
- Limited access to the site provided by an unpaved roadway

### IMPROVEMENTS

- The East Valley Reservoir stores secondary treated effluent under two separate permits: Permit NEV 96003 (effluent supplied by Douglas County SID #1 (DCSID)) and Permit NEV 2002514 (effluent supplied by Minden Gardnerville Sanitation District (MGSD))
- Effluent from the two sources is combined in the storage reservoir which holds 1,784 acre-feet of water



## MIDDLE RANCH PARCELS

PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1320-03-001-009	50.00	FR-19	S of Johnson Lane, E of Clapham; Portion of 3A & effluent buffer; Receiving Area
1320-03-001-010	40.00	FR-19	S of Johnson Lane; Portion of 3A & effluent buffer; Receiving Area
1320-03-001-011	40.00	FR-19	S of Johnson Lane; Effluent buffer for 3A; Receiving Area
1320-03-001-026	40.00	A-19	W of Pinochle Way; Portion 3A & effluent buffer; Receiving Area
1320-03-001-027	40.00	A-19	S of Johnson Lane; Portion 3A; Receiving Area
1320-03-002-001	40.00	A-19	Portion 3A; Receiving Area
1320-03-002-002	40.00	A-19	Portion 3A & 3C; Receiving Area
1320-03-002-003	40.00	A-19	Portion 3A; Includes Barn 3; Receiving Area (1545 Pinochle Way)
1320-03-002-005	40.00	A-19	Portion 3D; Receiving Area
1320-03-002-006	40.00	A-19	Portion 3D, 10A; Receiving Area

MIDDLE RANCH PARCELS			
PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1320-03-002-007	40.00	A-19	Portion 10A, 4D; Receiving Area
1320-03-002-008	79.72	A-19	W of East Valley Road S of Pinochle; Portion 3D and effluent buffer; Receiving Area
1320-04-001-022	40.00	FR-19	S of Johnson Lane at Vicky; North of 4D; Future farm expansion area; Receiving Area; Adjacent to industrial
1320-04-001-023	40.00	FR-19	S of Johnson Lane at Clapham; North of 4D; Future farm expansion area; Receiving Area
1320-04-001-027	40.00	FR-19	SW of Clapham subdivision; Portion 4D and effluent buffer; Receiving Area
1320-04-001-028	40.00	FR-19	Portion 4D and effluent Buffer. Receiving Area; Adjacent to industrial
1320-04-002-002	40.00	A-19	Portion 4D and effluent Buffer; Receiving Area. Adjacent to industrial
1320-04-002-003	40.00	A-19	Portion 4D; Receiving Area
1320-04-002-004	40.00	A-19	Portion 4D; Receiving Area
1320-04-002-005	40.00	A-19	Portion 4D and effluent Buffer; Receiving Area; Adjacent to industrial
1320-09-000-002	41.00	A-19	NE airport; Includes portion 9B and effluent buffer
1320-09-000-003	40.00	A-19	Portion 9B and effluent buffer
1320-09-000-004	40.00	A-19	Portion 9B
1320-09-000-005	41.00	A-19	NE airport; Portion 9D
1320-09-000-006	41.00	A-19	E airport; Portion 9B,9D, effluent buffer
1320-09-000-007	40.00	A-19	Portion 9D
1320-09-000-008	40.00	A-19	Portion 9D
1320-09-000-009	41.00	A-19	E airport; Portion 9D, effluent buffer
1320-10-000-001	40.00	A-19	Portion 10A; Portion is receiving area
1320-10-000-002	40.00	A-19	Portion 10A; Receiving area
1320-10-000-003	40.00	A-19	Portion 3D; Receiving area
1320-10-000-004	40.00	A-19	Portion 3D, 11A; Receiving area
1320-10-000-005	40.00	A-19	Portion 11A; Receiving area
1320-10-000-006	40.00	A-19	Portion 10C; Receiving area
1320-10-000-007	40.00	A-19	Portion 10A, 10C; Portion is receiving area
1320-10-000-008	40.00	A-19	Portion 10A, Barn 10; Portion is receiving area
1320-10-000-009	40.00	A-19	Portion 9D
1320-10-000-010	40.00	A-19	Portion 10C
1320-10-000-011	40.00	A-19	Portion 10C
1320-10-000-012	40.00	A-19	Portion 11C
1320-10-000-013	40.00	A-19	Portion 11C
1320-10-000-014	40.00	A-19	Portion 10D
1320-10-000-015	40.00	A-19	Portion 10C, 15A
1320-10-000-016	40.00	A-19	Portion 15A, 9D
1320-11-001-034	39.00	A-19	W of Fremont at Kiss Ln; Portion 11A and effluent buffer; Receiving area
1320-11-002-008	47.00	A-19	Portion 11C



MIDDLE RANCH PARCELS			
PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1320-11-002-013	40.26	A-19	W of East Valley at Sandra Lane; Portion 11C; Portion is Receiving Area
1320-14-001-001	40.00	A-19	Portion 14A and effluent buffer
1320-14-001-013	40.00	A-19	Portion 14A and effluent buffer
1320-14-002-002	40.00	A-19	Portion 14A and effluent buffer
1320-15-000-001	40.00	A-19	Portion 15A
1320-15-000-002	40.00	A-19	Portion 15A
1320-15-000-003	40.00	A-19	Portion 15A
1320-15-000-004	37.00	A-19	Portion 14A
1320-15-000-005	37.00	A-19	Portion 14A
1320-15-000-006	40.00	A-19	Portion 14A, 15A
1320-15-000-007	40.00	A-19	Portion 15A; Includes barn 15; 2100 Gelert Lane
1320-15-000-008	40.00	A-19	Portion 15A
1320-15-000-009	40.00	A-19	Portion 15C
1320-15-000-010	40.00	A-19	Portion 15C
1320-15-000-011	40.00	A-19	Portion 15D
1320-15-000-012	40.00	A-19	Portion 15D
1320-15-000-013	40.00	A-19	Portion 15D
1320-15-000-014	40.00	A-19	Portion 15D
1320-15-000-015	40.00	A-19	Portion 15C
1320-15-000-016	40.00	A-19	Portion 15C and compost facility; Middle Ranch
1320-16-000-001	40.00	A-19	Portion 16B
1320-16-000-002	40.00	A-19	E of airport; Portion 16B and effluent buffer
1320-16-000-003	40.00	A-19	E of airport; Portion 16B and effluent buffer
1320-16-000-004	40.00	A-19	Portion 16B
1320-16-000-006	40.00	A-19	Portion 16D
1320-16-000-007	40.00	A-19	Portion 16D
1320-16-000-008	40.00	A-19	Portion 16D and compost facility
1320-16-000-009	40.00	A-19	Portion 16D
1320-16-000-010	40.00	A-19	Portion 16C
1320-16-000-011	73.00	A-19	S of airport; Portion of 16C
1320-17-000-002	79.00	A-19	Winkleman field SW corner airport; 2130 Heybourne Rd
1320-17-000-003	80.00	A-19	Pasture W of Heybourne SW of airport
1320-17-000-004	71.00	A-19	Pasture W of Heybourne SW of airport
1320-17-000-005	80.00	A-19	E of Heybourne, S of airport; Portion of 17D
1320-17-000-006	72.00	A-19	S of Airport; Portion of 17D
1320-18-000-003	80.00	A-19	Pasture E of US395 N of Stockyard

MIDDLE RANCH PARCELS			
PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1320-18-000-004	80.00	A-19	Pasture E of US395 N of Stockyard
1320-18-000-005	80.00	A-19	Pasture E of US395 N of Stockyard
1320-19-000-001	80.00	A-19	Pasture E of US395 N of Stockyard
1320-19-000-002	80.00	A-19	Pasture E of US395 N side of Stockyard; Formerly HITS lease; 1901 Hwy 395
1320-19-000-014	64.9	A-19	Former ptn of 1320-19-000-003 (split for Muller Pkwy); Middle Ranch; S of Stockyard Road, N of Muller Pwky. Portion of 19D.
1320-19-000-017	60.7	A-19	Former ptn of 1320-19-000-004 (split for Muller Pkwy); SE corner US395 & Stockyard, N of Muller Pkwy. Portion of 19D.
1320-20-000-001	138.00	A-19	Stockyard Road Headquarters; Includes office, shop, houses, cattle handling facilities
1320-20-000-008	40.00	A-19	Pasture W of Heybourne N of Stockyard
1320-20-000-009	73.88	A-19	NE of Stockyard and Heybourne; Includes older hay barns; Portion of 20B
1320-20-000-010	79.89	A-19	N Stockyard; Portion of 20B.
1320-20-000-020	149.37	A-19	SW of Stockyard and Heybourne; Field 20C
1320-21-000-001	80.00	A-19	N Stockyard; Portion of 21A
1320-21-000-002	40.00	A-19	Portion 21A
1320-21-000-003	40.00	A-19	Portion 21B
1320-21-000-004	40.00	A-19	Portion 21B and compost facility
1320-21-000-005	40.00	A-19	N Stockyard; Portion 21A
1320-21-000-006	40.00	A-19	N Stockyard; Portion 21B; 1089 Stockyard Rd
1320-21-000-007	40.00	A-19	N Stockyard; Portion 21B
1320-21-000-008	80.00	A-19	S Stockyard; Portion 21D
1320-21-000-013	85.62	A-19	S Stockyard; Portion 21D; Includes Barn 21; 1315 Stockyard Rd
1320-22-000-001	40.00	A-19	Portion 22A and compost facility
1320-22-000-002	40.00	A-19	Portion 22A
1320-22-000-003	40.00	A-19	Portion 22B; Barn 22N
1320-22-000-004	40.00	A-19	Portion 22B and effluent buffer
1320-22-000-005	40.00	A-19	N Stockyard; Portion 22B and effluent buffer
1320-22-000-006	40.00	A-19	N. Stockyard; Portion 22B
1320-22-000-007	40.00	A-19	N. Stockyard; Portion 22A
1320-22-000-008	40.00	A-19	N. Stockyard; Portion 22A
1320-22-000-009	107.00	A-19	S. Stockyard; Portion 22C; South end zoned LI
1320-22-000-010	107.00	A-19	S. Stockyard; Portion 22C; South end zoned LI
1320-22-000-011	114.00	A-19	S. Stockyard; Portion 22C; Barn 22S. South end zoned LI
1320-22-000-012	120.00	A-19	S. Stockyard; Portion 22D; S end includes Buckeye Cr
1320-23-002-001	120.00	A-19	S. Stockyard; Portion 22D, 23C; S end include Buckeye Cr
1320-23-002-002	27.00	A-19	S. Stockyard; Portion 23C; SE Edge S end include Buckeye Cr.; 1651 Stockyard Rd
1320-26-001-001	10.14	A-19	NW of East Valley and Kristi Lane; E of East Valley Road; Portion of 23C; Zoned RA5; 1780 East Valley Rd



MIDDLE RANCH + “560” WATER RIGHTS								
PERMIT	CERT. / STATUS	PRIORITY DATE	DUTY (AF)	ACRES / UNITS	USE	SOURCE	SOURCE DESCRIPTION	REMARKS
46519	17434	1/1/1858	261.00	58.00	IRR	STR	Carson River	Allerman Canal
46520	17435	1/1/1860	180.45	40.10	IRR	STR	Carson River	Allerman Canal
46521	17436	1/1/1860	174.69	916.88	IRR	STR	Carson River	Allerman Canal
46522	17437	1/1/1860	775.76	172.39	IRR	STR	Carson River	Allerman Canal
46523	17438	1/1/1860	174.11	38.69	IRR	STR	Carson River	Allerman Canal
46524	17439	1/1/1858	9.50	2.11	IRR	STR	Carson River	Allerman Canal
46525	17440	1/1/1862	585.00	130.00	IRR	STR	Carson River	Allerman Canal
46526	17441	1/1/1863	517.50	115.00	IRR	STR	Carson River	Allerman Canal
46527	17442	1/1/1865	607.50	135.00	IRR	STR	Carson River	Allerman Canal
46528	17443	1/1/1895	85.50	19.00	IRR	STR	Carson River	Allerman Canal
46529	17444	1/1/1895	754.97	167.77	IRR	STR	Carson River	Allerman Canal
101DCR	DEC	1/1/1895	---	78.00	DEC	STR	East Fork Carson River	APN 1320-17-000-002
54729S02	19608	3/16/2004	228.75	91.50	IRR	STO	Mud Lake Reservoir	Main Irrigation
54730S02	19609	3/16/2004	57.75	23.10	IRR	STO	Mud Lake Reservoir	Main Irrigation
54731S02	19610	3/16/2004	90.25	36.10	IRR	STO	Mud Lake Reservoir	Main Irrigation
54732S02	19611	3/16/2004	228.50	91.40	IRR	STO	Mud Lake Reservoir	Main Irrigation
54733S02	19612	3/16/2004	168.50	67.40	IRR	STO	Mud Lake Reservoir	Main Irrigation
54734S02	19613	3/16/2004	49.25	19.70	IRR	STO	Mud Lake Reservoir	Main Irrigation
54735S01	19614	3/16/2004	296.00	118.40	IRR	STO	Mud Lake Reservoir	Main Irrigation
69907S01	PER	4/23/2003	5068.00	---	IRR	EFF	Effluent	Main Irrigation
59725	14563	1/1/1895	600.00	141.83	DEC	STR	Carson River	Main Irrigation
59726	14564	1/1/1883	250.95	141.83	DEC	STR	Carson River	Main Irrigation
67869	17416	1/1/1895	59.54	61.68	DEC	STR	Carson River	Main Irrigation
67870	17446	1/1/1871	984.60	218.80	DEC	STR	Carson River	Main Irrigation
67871	17417	1/1/1871	143.60	31.91	DEC	STR	Carson River	Main Irrigation
67872	17447	1/1/1871	28.08	6.24	DEC	STR	Carson River	Main Irrigation
67873	17448	1/1/1871	70.47	15.66	DEC	STR	Carson River	Main Irrigation
68443	17449	1/1/1887	188.87	41.97	DEC	STR	Carson River	Main Irrigation
68444	17418	2/5/2002	74.43	---	DEC	STR	Carson River	Main Irrigation
68997	17450	7/29/2002	171.00	38.00	DEC	STR	East Fork Carson River	Main Irrigation
68998	17451	7/29/2002	180.00	40.00	DEC	STR	East Fork Carson River	Main Irrigation
68999	17452	7/29/2002	126.00	28.00	DEC	STR	East Fork Carson River	Main Irrigation
69000	17453	1/1/1864	54.00	12.00	DEC	STR	East Fork Carson River	Main Irrigation
69001	17455	7/29/2002	180.00	40.00	DEC	STR	East Fork Carson River	Main Irrigation
69002	17466	7/29/2002	18.90	---	DEC	STR	East Fork Carson River	Main Irrigation
69003	17454	7/29/2002	144.00	32.00	DEC	STR	East Fork Carson River	Main Irrigation
69004	17467	7/29/2002	74.84	---	DEC	STR	East Fork Carson River	Main Irrigation
74600	19615	1/1/1865	---	221.85	DEC	STR	East Fork Carson River	Main Irrigation
76DCR	DEC	1/1/1887	---	41.97	DEC	STR	East Fork Carson River	Main Irrigation

## MIDDLE RANCH + “560” WATER RIGHTS

PERMIT	CERT. / STATUS	PRIORITY DATE	DUTY (AF)	ACRES / UNITS	USE	SOURCE	SOURCE DESCRIPTION	REMARKS
78DCR	DEC	1/1/1887	---	16.54	DEC	STR	East Fork Carson River	Main Irrigation
80DCR	DEC	1/1/1883	---	14.00	DEC	STR	East Fork Carson River	Main Irrigation
83DCR	DEC	1/1/1877	---	2.52	DEC	STR	East Fork Carson River	Main Irrigation
87DCR	DEC	1/1/1881	---	12.60	DEC	STR	East Fork Carson River	Main Irrigation
91DCR	DEC	1/1/1895	---	683.38	DEC	STR	East Fork Carson River	Main Irrigation
92DCR	DEC	1/1/1895	---	30.90	DEC	STR	East Fork Carson River	Main Irrigation
97DCR	DEC	1/1/1894	---	223.965	DEC	STR	East Fork Carson River	Main Irrigation
55336	PER	5/21/1947	106.83	27.00	IRR	UG		Middle Ranch
64528	16120	3/19/1957	12.00	3.12	IRR	UG		Middle Ranch
64554	16121	3/5/1970	30.40	7.60	IRR	UG		Middle Ranch
65223	16091	10/23/1981	139.32	34.83	IRR	SPR	Unnamed Springs & Seeps	Middle Ranch
65224	16092	10/23/1981	139.32	34.83	IRR	SPR	Unnamed Springs & Seeps	Middle Ranch
65225	16093	10/23/1981	139.32	34.83	IRR	SPR	Unnamed Springs & Seeps	Middle Ranch
65227	16094	10/23/1981	139.32	34.83	IRR	SPR	Unnamed Springs & Seeps	Middle Ranch
65230	16095	10/23/1981	139.32	34.83	IRR	SPR	Unnamed Springs & Seeps	Middle Ranch
74601	18701	11/28/1956	16.76	162.93	IRR	UG		Middle Ranch
74602	18702	7/12/1973	397.60	162.93	IRR	UG		Middle Ranch
74603	18703	7/12/1973	397.60	162.93	IRR	UG		Middle Ranch
74604	18704	7/12/1973	72.00	162.93	IRR	UG		Middle Ranch
74605	18705	7/12/1973	72.00	162.93	IRR	UG		Middle Ranch
74606	18706	1/17/1974	72.39	162.93	IRR	UG		Middle Ranch
74607	18707	7/14/1964	90.16	162.93	IRR	UG		Middle Ranch
75242	PER	7/2/2014	186.07	311.42	IRR	UG		Middle Ranch
75243	PER	7/2/2014	186.07	311.42	IRR	UG		Middle Ranch
81361	PER	11/28/1956	9.36	2.34	IRR	UG		Middle Ranch
55356A01	17445	1/1/1860	1613.00	928.00	IRR	UG		Middle Ranch
V04659	VST	1/1/1928	---	840.00	IRR	UG		Middle Ranch
814ADCR	DEC	1/1/1909	2383.00	---	DEC	LAK	Mud Lake	Mud Lake
814DCR	DEC	1/1/1879	789.00	---	DEC	LAK	Mud Lake	Mud Lake
815DCR	DEC	1/1/1905	831.00	415.50	DEC	RES	Allerman No.1,2 & 4	Mud Lake
816DCR	DEC	1/1/1877	250.00	125.00	DEC	RES	Allerman No. 1, 2 & 4	Mud Lake
72815	PER	5/21/1947	106.83	27.00	IRR	UG		Winkelman
21507	6544	9/9/1963	312.00	78.00	IRR	UG		Winkelman
V04703	VST	1/1/1910	---	1000 cattle, 100 horses, 3000 sheep	STK	UG		
V04704	VST	1/1/1910	---	1000 cattle, 100 horses, 3000 sheep	STK	UG		



## MIDDLE RANCH + “560” 2022 CROP PLAN

FIELD	IRRIGATED ACRES	PLANTED CURRENTLY	IRRIGATION TYPE	PLANTING DATE	COMPOST 2022	2023
3A	121.9	Wheat Hay	Pivot	Annual	Yes	Alfalfa
3C	45	None	None *		None	None
3D	121.9	Wheat Hay	Pivot	Annual	Yes	Alfalfa
4D	145.4	Wheat Hay	Pivot	Annual	Yes	Alfalfa
9B	59.7	Oats	Pivot	Annual	Yes	Alfalfa
9D	214	Alfalfa	Hand lines	2020	Yes	Alfalfa
10A	150	Wheat Hay	Pivot	Annual	Yes	Wheat Hay
10B	29.6	Wheat Hay	Hand lines	Annual	Yes	Wheat Hay
10C	156	Wheat Hay/Oats	Pivot	Annual	Yes	Wheat Hay
10D	30.5	Wheat Hay	Pivot	Annual	Yes	Wheat Hay
11A	100	Alfalfa	Pivot	2018	Yes	Alfalfa
11C	125.9	Alfalfa	Pivot	2018	Yes	Alfalfa
14A	121.9	Alfalfa	Hand lines	2020	Yes	Alfalfa
15A	214	Alfalfa	Pivot	2017	Yes	Alfalfa
15B	17.8	Alfalfa	Pivot	2017	Yes	Alfalfa
15C	118.1	Wheat Hay	Pivot	Annual	Yes	Alfalfa
15D	130.3	Wheat Hay	Pivot	Annual	Yes	Alfalfa
16B	95.4	Oats	Pivot	Annual	Yes	Alfalfa
16C	62.4	Alfalfa	Flood	2018	Yes	Alfalfa
16D	118.9	Alfalfa	Flood	2018	Yes	Alfalfa
17A	80	Grass	Pivot	2016	Yes	Wheat Hay
17C	160	Grass	Flood	Perennial	No	Grass
17D	84.7	Garlic	Flood	Perennial	No	Garlic
18B	80	Grass	Flood	Perennial	No	Grass
18D	160	Grass	Flood	Perennial	No	Grass
19B	160	Grass	Flood	Perennial	No	Grass
19D	122.5	Grass	Flood	Perennial	No	Grass
20A	130	Grass	Flood	Perennial	No	Grass
20B	139	Grass	Flood	Perennial	No	Grass
20C	122.5	Grass	Flood	Perennial	No	Grass
21A	134	Alfalfa	Pivot	2019	No	Alfalfa
21B	134	Wheat Hay	Pivot	Annual	No	Alfalfa
21D	169	Alfalfa	Pivot	2019	No	Alfalfa
22A	110.8	Alfalfa	Pivot	2018	No	Alfalfa
22B	102.6	Alfalfa	Pivot	2016	No	Alfalfa
22C	281	Alfalfa	Pivot	2016	No	Alfalfa
22D	161.8	Alfalfa	Hand lines	2016	No	Alfalfa
23C	80.5	Alfalfa	Hand lines	2017	No	Alfalfa
TOTAL ACREAGE	4675.4					

\* Took out irrigation due to lack of water in system.

# LONG VALLEY RANCH + MUD LAKE

Long Valley Ranch<sup>3</sup> and Mud Lake comprise 3,669.54 acres across 61 parcels situated in Douglas County, NV and Alpine County, CA; it is surrounded by U.S. Forest Service Land.

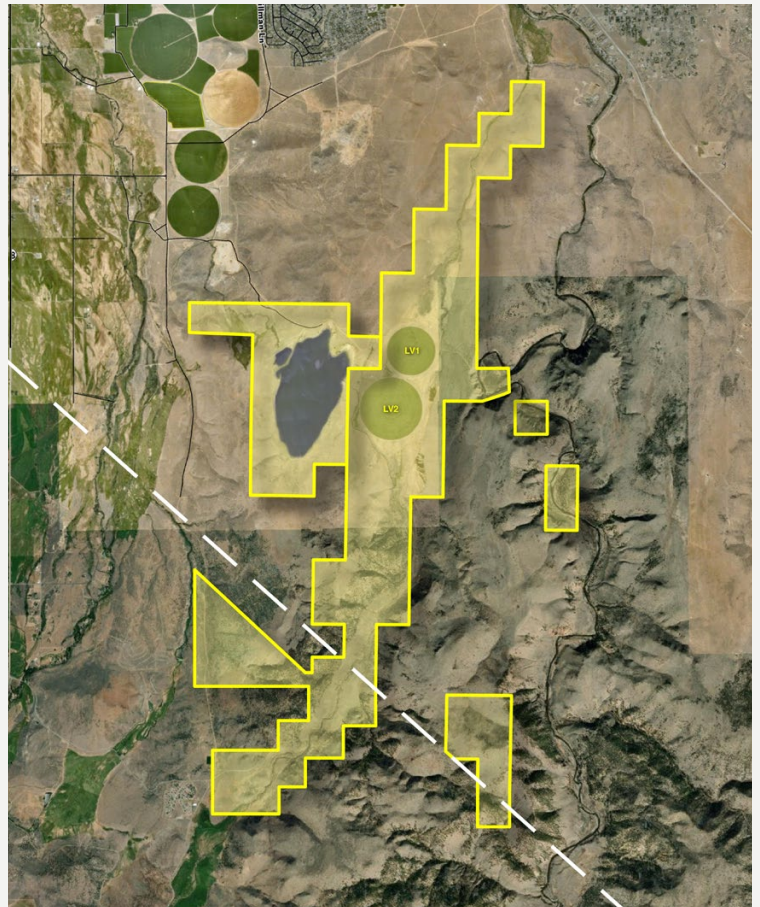
The East Fork of the Carson River nears the property boundary at the eastern section of the land near the northern pivot, creating a Horseshoe Bend. An estimated 479 acres of land is utilized as irrigated farmland and includes two pivoted areas; the topography limits further expansion of irrigated farmland.

## IRRIGATION

- Surface water intake is located at the southern end of Long Valley Ranch
- There is a well located near the southern pivot
- Water rights that are owned by the Conservancy are used to supplement Carson City water needs in fall and Winter. The water held by the company is used in the irrigation season to irrigate those lands. The total volume for Mud lake is around 5800 acre feet of water
- A 400,000 gallon storage tank located at the western edge of the property

## IMPROVEMENTS

- Mud Lake Reservoir was rehabilitated in 2000 using geosynthetics at a cost of approximately \$7.5 million. The work has a 50-year life expectancy
- 3,748.2 acre feet of water rights stored in Mud Lake; 3,186 acre feet of this belongs to the property owner
- The water is released into the Carson River during the winter for Carson City's municipal and industrial use. The water is considered non-potable, and used as irrigation for South Ranch, Middle Ranch, and other irrigated farmland held by the owner
- If the surface area of Mud Lake covers an approximate 500 acres of the 796.12 acre section of land, the estimated value of Mud Lake as a catch basin would be the annual equivalent of 500 acre-feet of water



<sup>3</sup> Title to Long Valley Ranch is vested in LONG VALLEY RANCH COMPANY, and title to Mud Lake is vested in the WEST FORK WATER CO.; both entities have merged into BENTLY FAMILY, LLC.

LONG VALLEY RANCH PARCELS			
PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1120-02-000-001	39.50	FR-19	Main valley north of pivots
1120-02-000-002	39.90	FR-19	East of pivots and touches East Fork River
1120-02-000-003	40.00	FR-19	Touches EF Carson at Horseshoe Bend - critical for access to pipeline discharge
1120-02-000-004	0.94	FR-19	Touches EF Carson at Horseshoe Bend - may include access to pipeline discharge
1120-02-000-005	28.53	FR-19	EF Carson River frontage
1120-02-000-006	2.27	FR-19	EF Carson River frontage
1120-02-000-010	27.75	FR-19	EF Carson River frontage
1120-02-000-011	9.99	FR-19	EF Carson River frontage
1120-03-000-003	9.70	FR-19	1445 Indian Creek Road; former Goodspeed house; purchased for \$700k in 2018
1120-03-000-004	70.90	FR-19	Includes cattle handling facilities for Long Valley and farm ground (portion of LV2)
1120-03-000-005	39.20	FR-19	Includes farm ground (portion of LV1)
1120-03-000-006	39.00	FR-19	Includes farm ground (portion of LV1) (199 Indian Creek Rd)
1120-03-000-007	39.80	FR-19	Includes farm ground (portion of LV1)
1120-03-000-008	39.70	FR-19	Includes farm ground (portion of LV1)
1120-03-000-009	40.00	FR-19	Includes farm ground (portion of LV1&LV2)
1120-03-000-010	40.00	FR-19	Includes farm ground (portion of LV1&LV2)
1120-03-000-011	40.10	FR-19	Includes farm ground (portion of LV2)
1120-03-000-012	40.10	FR-19	Includes farm ground (portion of LV2)
1120-10-000-002	40.40	FR-19	Includes farm ground (portion of LV2)
1120-10-000-003	40.10	FR-19	Includes farm ground (portion of LV2) and irrigated pasture
1120-10-000-004	40.10	FR-19	Includes irrigated pasture in Long Valley
1120-10-000-005	40.10	FR-19	Includes irrigated pasture in Long Valley
1120-10-000-006	40.10	FR-19	Includes irrigated pasture in Long Valley
1120-10-000-007	40.40	FR-19	Includes tank located south of LV2
1120-10-000-008	40.20	FR-19	East of USFS parcel
1120-10-000-009	40.00	FR-19	Includes irrigated pasture in Long Valley
1120-11-000-002	42.95	FR-19	EF Carson River frontage
1120-11-000-003	29.73	FR-19	EF Carson River frontage
1220-26-000-001	40.20	FR-19	Indian Creek North of pivots. No water rights
1220-26-000-002	40.20	FR-19	Indian Creek North of pivots. No water rights
1220-26-000-003	40.20	FR-19	Indian Creek North of pivots. No water rights
1220-26-000-004	40.20	FR-19	Indian Creek North of pivots. No water rights
1220-26-000-005	40.20	FR-19	Indian Creek North of pivots. No water rights
1220-34-000-001	39.80	FR-19	Indian Creek North of pivots. No water rights
1220-34-000-002	39.90	FR-19	Indian Creek North of pivots. No water rights
1220-34-000-003	39.90	FR-19	Indian Creek North of pivots. No water rights
1220-34-000-004	39.90	FR-19	Indian Creek North of pivots. No water rights



## LONG VALLEY RANCH PARCELS

PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1220-35-000-001	40.10	FR-19	Indian Creek North of pivots. No water rights
1220-35-000-002	40.10	FR-19	Indian Creek North of pivots. No water rights
1220-35-000-003	40.10	FR-19	Indian Creek North of pivots. No water rights
1220-35-000-004	40.00	FR-19	Indian Creek North of pivots. No water rights
001-150-063-0	309.66	Unknown	Triangle shaped property west of Long Valley near State Line
001-190-002-0	428.00	Unknown	Includes CA portion of irrigated Long Valley
001-190-004-0	45.50	Unknown	Isolated ground 1/2 mile west of Carson River
1120-10-000-012	40.00	FR-19	
1120-10-000-013	39.00	FR-19	
1120-15-000-011	40.00	FR-19	
1120-15-000-010	40.00	FR-19	
1120-15-000-009	40.00	FR-19	
1120-15-000-012	41.00	FR-19	
1120-15-000-013	40.00	FR-19	
1120-15-000-014	40.00	FR-19	
1120-15-000-016	62.00	FR-19	
1120-23-000-010	206.00	FR-19	

## MUD LAKE PARCELS (7 Parcels / 796.12 acres)

PARCEL NUMBER	ACRES	ZONING	DESCRIPTION/LOCATION
1120-04-000-001	78.69	FR-19	North of isolated USFS property west of Mud Lake Trade for 30 AUM pasture
1120-03-000-001	39.72	FR-19	Includes portion of Mud Lake - balance used for winter cattle
1120-03-000-002	40.00	FR-19	Includes portion of Mud Lake and farm ground (portion of LV1)
1120-04-000-002	78.51	FR-19	Includes road and pipeline around north side of Mud Lake
1120-04-000-003	440.00	FR-19	Includes Mud L ake Dam and outlet works and portion of Mud Lake
1120-09-000-002	79.60	FR-19	Includes southern tip of Mud Lake
1120-10-000-001	39.60	FR-19	Includes southeast portion of Mud Lake

# LONG VALLEY RANCH + MUD LAKE

## LONG VALLEY WATER RIGHTS

PERMIT	CERT. / STATUS	PRIORITY DATE	DUTY (AF)	ACRES / UNITS	USE	SOURCE	SOURCE DESCRIPTION	REMARKS
31307	10318	4/8/1977	8.96	300 Cattle 100 Horses	STK	UG		Well in Pivots
67155	19533	1/22/2001		290	DEC	STR	West Fork Carson River/ Indian Creek	Irrigated Pasture
67156	19534	1/22/2001		228	DEC	STR	West Fork Carson River/ Indian Creek	Irrigated Pasture
67157	19535	1/22/2001	402.00		IRR	UG		Irrigated Pasture
814AS02	19532	5/14/1999	344.26		IRR	LAK	Mud Lake	
V04880		Vested			IRR	UG		Irrigated Pasture

## MUD LAKE WATER RIGHTS

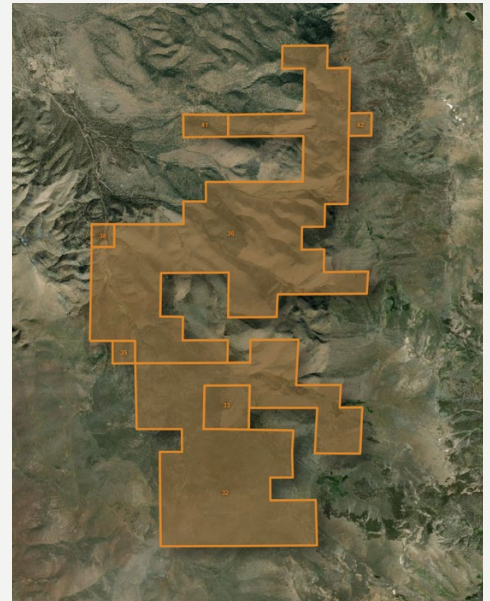
PERMIT	CERT. / STATUS	PRIORITY DATE	DUTY (AF)	ACRES / UNITS	USE	SOURCE	SOURCE DESCRIPTION	REMARKS
54729	PER	4/1/1889	411.75	---	STO	STR	West Fork Carson River	Mud Lake
54730	PER	3/1/1863	103.85	---	STO	STR	West Fork Carson River	Mud Lake
54731	PER	3/1/1894	162.45	---	STO	STR	West Fork Carson River	Mud Lake
54732	PER	3/1/1865	599.40	---	STO	STR	West Fork Carson River	Mud Lake
54733	PER	3/1/1865	168.50	67.40	STO	STR	West Fork Carson River	Mud Lake
54734	PER	3/1/1885	88.65	---	STO	STR	West Fork Carson River	Mud Lake
54735	PER	3/1/1859	296.00	118.40	STO	STR	West Fork Carson River	Mud Lake
65075	19513	1/1/1877	540.55	---	STO	STR	Carson River	Mud Lake

## LONG VALLEY RANCH 2022 CROP PLAN

FIELD	IRRIGATED ACRES	PLANTED CURRENTLY	IRRIGATION TYPE	PLANTING DATE	COMPOST 2022	2023
LV1	103.8	Grass	Pivot	2016	No	Grass
LV2	125.7	Grass	Pivot	2016	No	Grass
Pasture	275	Grass	Flood	Perennial	No	Grass
Native Range	2,368.92	Grass	Flood	Perennial	No	Grass
TOTAL ACREAGE	2,873.42					

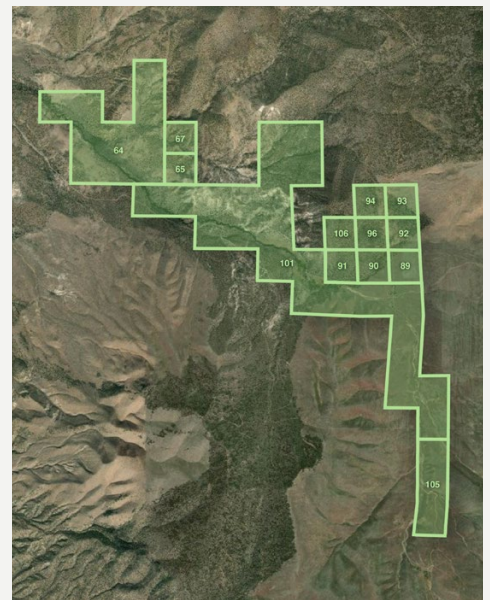
## PINE NUT CREEK RANCH

PINE NUT CREEK PARCELS (7 PARCELS / 5,161.9 ACRES)		
PARCEL NUMBER	ACRES	DESCRIPTION/LOCATION
1222-00-002-004	78.9	[Pine Nuts #41] [Pine Nut Creek Ranch 6/7] E of Pine Nut Creek, N of Lone Pine Cyn; Adjacent to BIA housing
1122-00-001-001	160	[Pine Nuts #33] [Pine Nut Creek Ranch 2/7] [SNPLMA] PINE NUT CREEK RANCH (1/7) Sugar Loaf Hill surrounded by Mill and Thompson Canyons
1122-00-001-009	2115	[Pine Nuts #32] [Pine Nut Creek Ranch 1/7] [SNPLMA] PINE NUT CREEK RANCH (2/7) Blossom Canyon, Lower Mill Canyon, Upper Thompson Canyon; Includes Pine Nut Creek, nicest part of Pine Nut Range
1221-00-002-013	40	[Pine Nuts #38] [Pine Nut Creek Ranch 5/7] [SNPLMA] PINE NUT RANCH (3/7) Pine Nut Creek N of Sheep Camp; Pine Nut Creek and road cut through property - S of Dutch Canyon
1221-00-002-043	40	[Pine Nuts #35] [Pine Nut Creek Ranch 3/7] [SNPLMA] PINE NT CREEK RANCH (4/7) 1/2 mile S of Sheep Camp at Pine Nut Creek; Ridgeline south of Sheep Camp property
1222-00-002-009	40	[Pine Nuts #42] [Pine Nut Creek Ranch 7/7] [SNPLMA] PINE NUT CREEK RANCH (6/7) 1 mi. W of Mt. Siegel Peak; Pine Nut Range
1222-00-002-025	2,688	[Pine Nuts #36] [Pine Nut Creek Ranch 4/7] [SNPLMA] PINE NUT CREEK RANCH (7/7) Pine Nut Creek at Sheep Camp, Dutch Cyn, Lone Pine Cyn.; Includes Pine Nut Creek, Lone Pine Canyon, and Dutch Cyn, nicest part of Pine Nut Range



## BUCKEYE CREEK RANCH

BUCKEYE CREEK PARCELS (13 PARCELS / 1,872.26 ACRES)		
PARCEL NUMBER	ACRES	DESCRIPTION/LOCATION
1222-00-001-061	118	[Pine Nuts #105] [Buckeye Creek Ranch 12/13] [SNPLMA]
1322-00-002-005	400	[Pine Nuts #64] [Buckeye Creek Ranch 1/13] [SNPLMA] Buckeye Creek 2 mi. W of Smith Ranch; Includes Buckeye Creek
1322-00-002-017	40	[Pine Nuts #65] [Buckeye Creek Ranch 2/13] [SNPLMA] N of Buckeye Creek 1 mi. W of Smith Ranch; W slope north of Buckeye Creek
1322-00-002-018	40	[Pine Nuts #67] [Buckeye Creek Ranch 3/13] [SNPLMA] N of Buckeye Creek 1 mi. W of Smith Ranch; W slope north of Buckeye Creek
1322-00-002-059	40.74	[Pine Nuts #94] [Buckeye Creek Ranch 9/13] [SNPLMA] BUCKEYE CREEK RANCH (5/13) NW of Pine Nut Valley Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-060	41.01	[Pine Nuts #93] [Buckeye Creek Ranch 8/13] [SNPLMA] Pine Nut Valley N of Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-061	41.16	[Pine Nuts #92] [Buckeye Creek Ranch 7/13] [SNPLMA] Pine Nut Valley N of Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-062	40.9	[Pine Nuts #96] [Buckeye Creek Ranch 10/13] [SNPLMA] NW of Pine Nut Valley Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-063	40.5	[Pine Nuts #106] [Buckeye Creek Ranch 13/13] [SNPLMA] NW of Pine Nut Valley Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-064	42.38	[Pine Nuts #91] [Buckeye Creek Ranch 6/13] [SNPLMA] NW of Pine Nut Valley Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-065	41.95	[Pine Nuts #90] [Buckeye Creek Ranch 5/13] [SNPLMA] NW of Pine Nut Valley Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-066	41.62	[Pine Nuts #89] [Buckeye Creek Ranch 4/13] [SNPLMA] Pine Nut Valley N of Wye; Smith Ranch - N of Buckeye Creek at Pine Nut Valley
1322-00-002-067	944	[Pine Nuts #101] [Buckeye Creek Ranch 11/13] [SNPLMA] Pine Nut Valley N of Wye





## LONGFIELD

This well-watered tract of pastureland comprises nearly a thousand acres of untouched land, making it desirable for conservation strategies.

### LONGFIELD PARCELS (1 PARCEL / 904 ACRES)

PARCEL NUMBER	ACRES	DESCRIPTION/LOCATION
1319-35-000-002	904	Premium irrigated pasture in Carson Valley

### LONGFIELD WATER RIGHTS

PERMIT CERT	STATUS	BASIN	PRIORITY DATE	C.F.S.	ACRES	REMARKS
11853	3898	C.V.	5/21/47	1.36	128.93	Supplemental underground
12026	3724	C.V.	9/25/47	0.0905	367.92	Supplemental Underground
Decree	N/A	C.V.	1858	N/A	902	Stream

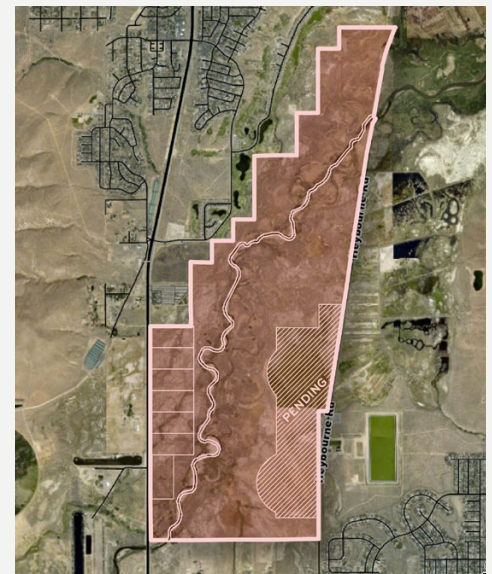


## KIRMAN TRACT

Kirman Tract is 1405 acres comprising three sections - irrigated farmland (ag), open space under a conservation easement with the Nature Conservancy, and seven 19-acre lots for future residential development.

### KIRMAN TRACT (WEST) - RESIDENTIAL (7 PARCELS / 139.92 ACRES)

PARCEL NUMBER	ACRES	DESCRIPTION/LOCATION
1420-00-002-037	19.72	Frontage on Hwy 395
1420-00-002-038	20.15	Frontage on Hwy 395
1420-00-002-039	19.84	Frontage on Hwy 395
1420-00-002-040	20.5	Frontage on Hwy 395
1420-00-002-041	20.12	Frontage on Hwy 395
1420-00-002-042	19.83	Frontage on Hwy 395
1420-30-001-006	19.76	Frontage on Hwy 395



### KIRMAN TRACT (EAST) - AG (6 PARCELS / 146.42 ACRES)

PARCEL NUMBER	ACRES	DESCRIPTION/LOCATION
1420-00-002-034	25.94	Portion of effluent reuse area
1420-00-002-035	20.33	Portion of effluent reuse area
1420-00-002-036	20.06	Portion of effluent reuse area
1420-29-001-006	23.56	Portion of effluent reuse area
1420-29-001-007	32.53	Portion of effluent reuse area
1420-29-001-008	24	Portion of effluent reuse area

### KIRMAN TRACT - CONSERVATION EASEMENT (2 PARCELS / 1118.7 ACRES)

PARCEL NUMBER	ACRES	DESCRIPTION/LOCATION
1420-00-001-007	443.9	Conservation easement; W of Carson River to US 395
1420-00-002-032	674.8	Conservation easement; E of Carson River to Heybourne

# ADDITIONAL EQUIPMENT

Bently Ranch has equipment that was used in operations, available for purchase.

VEHICLES				
VEHICLE NO.	MAKE	YEAR	FUEL	TYPE
BR1	GMC	2008	Gas	1/2 ton 4WD P/U
BRM2	GMC	2016	Diesel	3/4 ton 4WD P/U
BR2	Chevrolet	2008	Diesel	3/4 ton 4WD P/U
BR3	GMC	2016	Gas	AWD 4DR SLE
BR4	GMC	2014	Diesel	3500 HD Reg Cab
BR5	GMC	2014	Diesel	2500HD Double Cab
BR6	Chevrolet	2014	Diesel	3500HD Crew Cab
BR7	Chevrolet	2014	Diesel	3500 HD Reg Cab
BR8	Chevrolet	2014	Gas	1500 Reg Cab
BR9	Chevrolet	2014	Diesel	3500 HD Reg Cab
BR10	Chevrolet	2005	Gas	1/2 Ton 4WD Utility
BR12	Chevrolet	2020	Diesel	2500 HD
BR14	Dodge	2003	Diesel	3/4 ton 4WD P/U
BR16	Chevrolet	2017	Diesel	2500 HD Double Cab
#17	International	2013	Diesel	Watertruck Small
BR19	Chevrolet	1991	Gas	1/2 ton 4WD P/U
BR20	Chevrolet	2018	Diesel	1Ton 4WD Utility
BR23	Chevrolet	2019	Gas	1/2 ton 4WD P/U
BR24	GMC	2016	Gas	1500 Sierra Reg Cab
BR25	Dodge	2003	Diesel	3/4 Ton 4WD Utility
#26	International	2013	Diesel	4300 Water Truck
BR27	Chevrolet	2006	Diesel	3/4 ton 4WD P/U
#34	Peterbilt	1969	Diesel	YELLOW
BR35	Dodge	2006	Diesel	3/4 ton 4WD P/U
BR36	GMC	2019	Diesel	2500 HD
BR37	Chevrolet	2019	Gas	1500
BR38	GMC	2015	Gas	1500
BR40	Ford F-800	1997	Diesel	Service Truck
BR43	Chevrolet	2018	Diesel	1ton 4WD F/B
BR45	Chevrolet	1995	Gas	1/2 ton P/U
#53	Peterbilt	1993	Diesel	Mdl 379 Tractor
BR54	Chevrolet	2013	Diesel	1Ton 4WD Utility
#55	AM General	1980	Diesel	Watertruck

VEHICLES				
VEHICLE NO.	MAKE	YEAR	FUEL	TYPE
BR56	Chevrolet	1979	Gas	1/2 Ton 4WD Utility
BR60	Chevrolet	1997	Gas	1/2 Ton 4WD P/U
BR68	Chevrolet	1994	Gas	1/2 Ton 4WD P/U
BR74	Ford	1973	Diesel	F-500 Dump
BR81	GMC	2002	Gas	1/2 Ton 4WD P/U
BR82	Chevrolet	2002	Gas	1/2 Ton 4WD P/U
BR88	Dodge	2004	Diesel	3/4 ton 4WD P/U
BR89	Dodge	2004	Diesel	3/4 ton 4WD P/U
#91	Peterbilt	1994	Diesel	Watertruck
BR92	Chevrolet	2005	Diesel	3/4 ton 4WD P/U
BR93	Chevrolet	2006	Diesel	3/4 ton 4WD P/U
#95	Peterbilt	2006	Diesel	Model 335
#96	Peterbilt	2006	Diesel	Model 335
BRM1	GMC	2016	Gas	Savanah Van

COMMERCIAL TRUCKS				
VEHICLE NO.	MAKE	YEAR	FUEL	TYPE
#21	Peterbilt	2007	Diesel	Model 379
#90	Peterbilt	2005	Diesel	Model 379

# ADDITIONAL EQUIPMENT

## LICENSED TRAILERS

VEHICLE NO.	MAKE	YEAR / TYPE	VIN NO.
T-02	Homemade	Flatbed 2014	DMV53741NV
T-03	Big Tex	2014 Flat Bed	16VGX252XE2640586
T-04	Wabash	2007 Flatbed	1TTF4020872020236
T-05	Totem-All	1975 Gooseneck Flat Bed	1231049
T-06	Merritt	2017 Cattle Trailer	1MT2N4827HH025599
T-07	Versa Corp	1996 Silage	DMVPS28892NV
T-09	Swift Built	2018 Gooseneck Horse	3R9GS2029J1202028
T-10	Carry-On	2020 Tri-Utility	4YMBU101XLN006548
T-12	Ranco	End Dump	1R9ESB500VLO08377
T-13	Siebert	1979 Lo-Boy	S1E791117
T-14	Peerless	1970 Lo-Boy Jeep	701383
T-19	Trinity	Eagle Bridge	1F9SE4225XB114061
T-20	CPS	1999 Trailer Dump	4Z4111628XP001902
T-21	CPS	2000 Trailer Dump	4Z4111623YP003137
T-22	ACHO	2004 Trailer Dump	1A924001040074003
T-23	Gooseneck	2001 Stock Trailer	16GS320201B076039
T-24	Versa Corp	2001 Silage	VR3024312422
T-25	Wilson	1985 Cattle Trailer	1W15C0320F5509629
T-27	Homemade	Welding Trailer	DMVPS38822NV
T-28	Homemade	Welding Trailer	DMVPS38869NV
T-29	Homemade	Gooseneck	UTTI1972
T-30	Transgraft	Low Bed	TC5643
T-32	Featherlite	2018 Stock Trailer	4FG-B2202-6-JC148132
T-33	Swift Built	2018 Gooseneck	3R9GS2023K1202169
T-37	Homemade	Welding Trailer	DMV41922NV
T-40	Homemade	2009 Welding Trailer	DMV46021NV
T-43	Utility	2007 Drop Deck	1UYFS24867A137501
T-44	Utility	2007 Drop Deck	1UYFS248X7A137503
T-45	Merritt	2000 Cattle Trailer	1MT2N482XYH012474
T-47		Dolly	56903070CD
T-48	PAIUTE	ATV Trailer	5SBUS10109S006178
BRM3	Look	2017 Cargo	VWLC7X14TE2

## AG EQUIPMENT

EQUIP. NO.	TYPE	VIN / SERIAL NUMBER
100	Case IH Tractor 7140 Magnum	JJA0018290
101	New Holland Skidsteer	
108	New Holland 1915	
113	Harman Rock-O-Matic TMR 310	3A01001
115	Gaspardo SV 255 Planter	508
118	Case 770 Offset Disk	49738
123	Johnson 5 Bar Cultivating Sled	5289
124	New Holland Transplanter	960079
133	Murray Drag Scraper	913
135	Caterpillar D8L	53Y02492
142	1954 Ford NAA Tractor	710968
145	Caterpillar 966 Loader	99Y02433
147	Ford 4410 Tractor	5A15CU70A03
149	John Deere 570 Grader	001214U
154	Cat 416B Backhoe/auger only	5PC02379
158	John Deere 7410 Tractor	ENG#RW7410C001835
175	John Deere 2030 Tractor	1614801
182	John Deere 7200 Tractor	RW7200H004826
191	Deweze Pipe Trailer	
194	Pactor GB 62059 Compactor	8VA45802
199	John Deere No-till Drill	N00750X019821
201	Case 9030 Excavator	DAC0300073
202	John Deere 7410 Tractor	RW7410C003800
210	Case 586 E Forklift	JJG0213371
211	John Deere 8400 Tractor	RW8400P012900
216	Caterpillar 140 H Motor Grader	2ZK01874
217	Caterpillar 613C Paddle Scraper	8LJ01524
219	John Deere 1518 Rotary Cutter	W01518F008319
221	Demco Utility Trailer	Homemade
222	Demco Utility Trailer	Homemade
223	4x4 Sheeps Foot Pull Behind	2628
224	Domries OFHW 1010 22' Disk	M3993
229	John Deere Roller Harrow 970	N00970X001640
230	Case 9010B Excavator	DAC0101252
231	99 Newhouse 5000 Bale Feeder Wagon	9966
232	30KW Diesel Generator w/ trailer	440
235	John Deere 644G Loader	DW644GB556828
236	International Spreader Truck-Spray Rig	SN2JH573627
239	1994 GMC Spreader Truck	GDM7H1JARJ503231
241	Eversman 2000 Landplane	1217
246	John Deere 6400 Tractor with Loader	LO6400V196309
257	John Deere 544H Loader	DW544HX571722
266	Homemade irrigation lube trailer	
269	Courson Equip. Co. Grizzly Screen	C001206
276	Salt Creek Portable Cattle Squeeze Chute	
278	Hardi 3 point sprayer	9291



# ADDITIONAL EQUIPMENT

## AG EQUIPMENT

EQUIP. NO.	TYPE	VIN / SERIAL NUMBER
280	McFarlane Harrow Cart	
281	Hyster forklift (squeeze)	D007001637L
283	Knight Manure Spreader	E 237
284	Brillion Ring Roller	188273
286	John Deere 544H Loader	DW544HX581104
287	Porters Welding Drag Scraper (Red)	1051
288	Porters Welding Laser Transmitter	3221528
290	Freeman 1390 Baler	1390000137
292	Cat 416C Backhoe	4ZN06606
294	Wishek Tandem Folding Disk	420220
295	Knight 4063 Feed Mixer Wagon	150
296	01 Freeman 1390 Baler	
297	New Holland 1085 Bale Wagon	558284
298	Caselh 2366 Combine	JJC0184876
301	Case IH 885 Tractor	15342
305	03 Porter's Weldir Landplane	1180
306	Brillion 3688 Seeder	193688
307	Brillion 3688 Seeder	193389
308	Hardi Sprayer	10393
316	04 McMillen Post Hole Digger	87126
321	Farm King Roller Mill	
322	Macdon 9352 Windrower WI 3388	151318-03
323	JD 740 Loader	W00740C030190
324	1988 Kinze Grain Cart	2097
325	AerWay Pasture Aerator	A02000307B
326	Bazooka 30' Auger 1300C	1218A
327	Water Truck (New 2012)	VG6M118B2SB301494
329	Farm King Auger Model Y416	AU0805
330	Farm King Auger Model Y421	AU0905
331	05 Kuhn TB211 Mower	50167
332	Bobcat 225 Onan Welder	
334	2005 Darf Rake	57395
335	1999 Freeman 5400 Roadsider Bale Wagon	5400000171
336	1995 Freeman 5300 Bale Wagon	0131
342	Case JX95 Tractor	HFJ037167
343	Case JX95 Tractor	HFJ037340
344	CAT 924 Loader w/ squeeze SR	6YW00720
347	McMillian 14' Auger	221742
348	Darf Rake	58470
349	Darf Rake	58472
350	2014 Darf Rake	60387
352	Sullivan Palatek Air compressor	27105
355	2002 Freeman 5300 Balewagon	145
356	Case IH Magnum 335 Tractor	ZARZ01473

## AG EQUIPMENT

EQUIP. NO.	TYPE	VIN / SERIAL NUMBER
364	11 Krone 1290 Big Baler	812294
365	JD 6430 Tractor w/ bucket	518124
366	JD 6430 Tractor	518258
367	Darf Rake	59295
368	Darf Rake 2013	
369	JD 544J Loader/Hay Squeeze	PM34180
372	Deutz-Fahr: AGROFARM TTV 430	ZKDR9202W07D01461
379	John Deere 7710	RW7710C011579
380	John Deere W260 Windrower	1EOW260RCGG421028
381	Frontier TM5118 Folding Disc	1XFTM51XKG0000147
383	New House Shredder	1617
384	John Deere HX15 Cutter	1POHX15FTGT073726
385	New Holland Backhoe B110C	FNHB110CNHHH01138
386	John Deere 9320	RW9320H51050
387	DAEWOO (Model: D255-3)	90-08607
389	Garfield Scrapper	2030101346
390	John Deere 1785 Planter	1A01785R
391	Doosan D25S-7	2030101346
392	Schmeiser 370-13 TG Ripper	1101353
395	John Deere 8320R	1RW83204JJS132693
396	New Holland LM935 Forklift	2030101346
397	Kubota RTX1120	A5KF1GDBEJG031002
398	Kubota RTX1120D	A5KF1GDBEHG02083D
400	Sweeper for skid steer	1935001
404	2020 John Deere 544L (August 2020 Arrival)	1DW544LZKF707703
405	2020 Krone Xtreme Baler	S01041935
406	2021 Krone Xtreme Baler	S01054236
407	John Deere 1520 Drill 15'	A01520X765129
408	Ag Shield Land Roller	
409	Agri-Vac 6614 DLX/HBR/FRL	
410	Caselh 2366 Combine (2021 Arrival)	
448	Deutz-Fahr: AGROLUX75	ZKDS0101VORD01248
449	Dagelman Spreader	
451	Deutz-Fahr:AGROTRON TTV 7250 (2016)	WSXAD30200LD50318
453	Deutz-Fahr: AGROLUX75	ZKDS0101VORD01313
454	2014 John Deere Swather	1EOR450XCDD391316
455	2014 John Deere Swather	1EOE450XKDD391045
456	JD Lawn Tractor	1GXD125ECEE566661
457	SCARAB Model 16bd-540-d5	457
458	14 Krone 1290 Big Baler	889611
459	Folding Cart Rake	
460	Deutz-Fahr:AGROTRON TTV 7250	WSXV910200LD10046

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CURRENT AS OF 6/15/2022