



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Bently Ranch

12,369.69 ± Acres | Douglas County, Nevada



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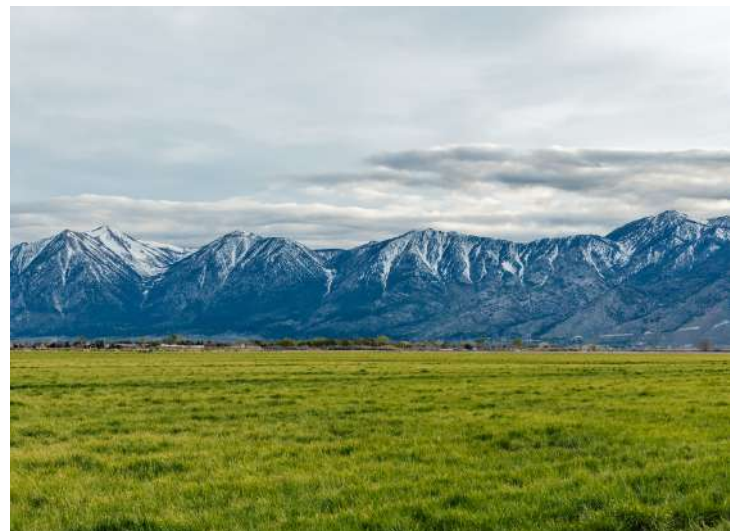


Introduction



Bently Ranch is on the market for the first time ever selling all of its agricultural holdings. Situated on the eastern slope of the Sierra Nevada Mountain range in Minden, Nevada, the property is located just 25 minutes from the popular Lake Tahoe area and just minutes from downtown Minden and Gardnerville. This incredible 12,369.69 deeded acre property is being sold as one unit, offering a once in a lifetime opportunity. The owners started to accumulate land in Nevada in 1997 and instituted a cattle program in 2012. Over the last several years, they have focused on sustainable farming, aiming to grow a variety of crops that are used in the distilling industry. The grains and botanicals grown on the ranch produce some of the world's finest spirits. What makes this possible are the senior water rights and the reservoirs used for irrigation. Water is abundant here on the Bently Ranch. There are about 6,046-acres irrigated with 34 pivots. Water on the property includes 3,746-acre-ft Mud Lake and 1,784-acre-ft East Valley Reservoir. Senior water rights are from the West and East fork of the Carson River. Currently being grown on the property are grains of wheat, rye, barley, & oats as well as premium alfalfa. Improvements include ten homes, four bunkhouses, seven shops, five horse barns, twelve hay barns, twelve storage barns, a feedlot, and compost facility.

****Please Note: To access the Data Room with extensive, detailed information on the Bently Ranch, please complete an NDA and provide proof of funds.****



Highlights

- 12,369.69 deeded acres, 6,046 irrigated acres
- Surrounds the cities of Minden and Gardnerville, Nevada; just minutes to downtown
- Senior Water rights from the West & East fork of the Carson River
- 3,746-acre-foot Mud Lake, 1,784-acre-foot East Valley Reservoir
- 34 pivots
- 7 domestic wells & 9 Ag wells
- Currently grown: wheat, rye, barley, and oats
- Premium alfalfa
- Hosts one of the largest composting sites in Nevada
- Multiple Improvements: 10 homes, 4 bunkhouses, 7 shops, 5 horse barns, 12 hay barns, 12 storage barns, feedlot & compost facility
- Located only 25 minutes to Lake Tahoe area



Farming



The owners cultivate the land from beginning to end, operating one of the region's largest composting programs, and supply a finished product of estate-grown grains and botanicals to some of the most premier brewers and distillers in the country. There are about 1,200 acres of wheat, rye, barley, and oats. Farming for some of America's premium distilleries is a unique privilege. The crops on the property do well in the high desert ecosystem and match the quality and taste profile a premium distillery needs. Additionally, they cultivate botanicals in a climate-controlled greenhouse.



Water

Water is plentiful on the property which makes it possible for a successful farming operation. Currently, there are 6,046 irrigated acres. Water features on the property include 3,746 acre-foot Mud Lake and 1,784-acre-foot East Valley Reservoir. Senior water rights are from the West and East fork of the Carson River. There are 7 domestic wells and 9 ag wells.



Livestock



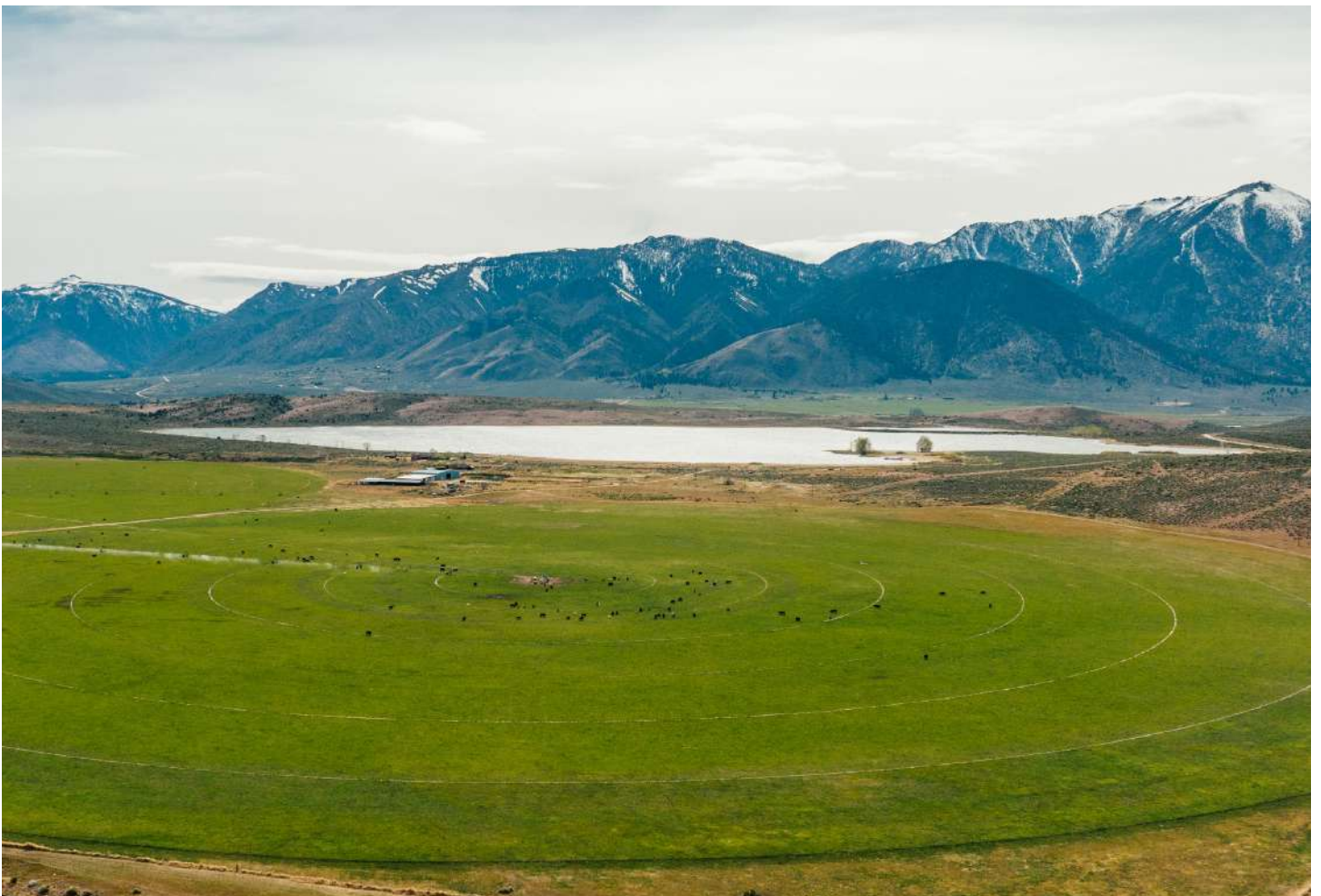
The cattle on Bently Ranch are grass-centered, GMO-free, certified hormone-free, certified natural, and GAP Step 4* certified. There is a mix of Angus, Hereford, and Charolais cattle. The Charolais cattle breed strengthens the calves' quality of life and adaptability while helping the local ecosystem. This breed is also great for its ability to adapt well to high desert plains, thriving on fewer natural resources than other cattle. There are separate pastures to ensure proper pasture management, moving to new, fresh grounds.

Received awards for:

- 2016 California Beef Cattle Improvement Association Commercial Producer of the Year
- 2018 Beef Quality Assurance Cow Calf Producer of the Year



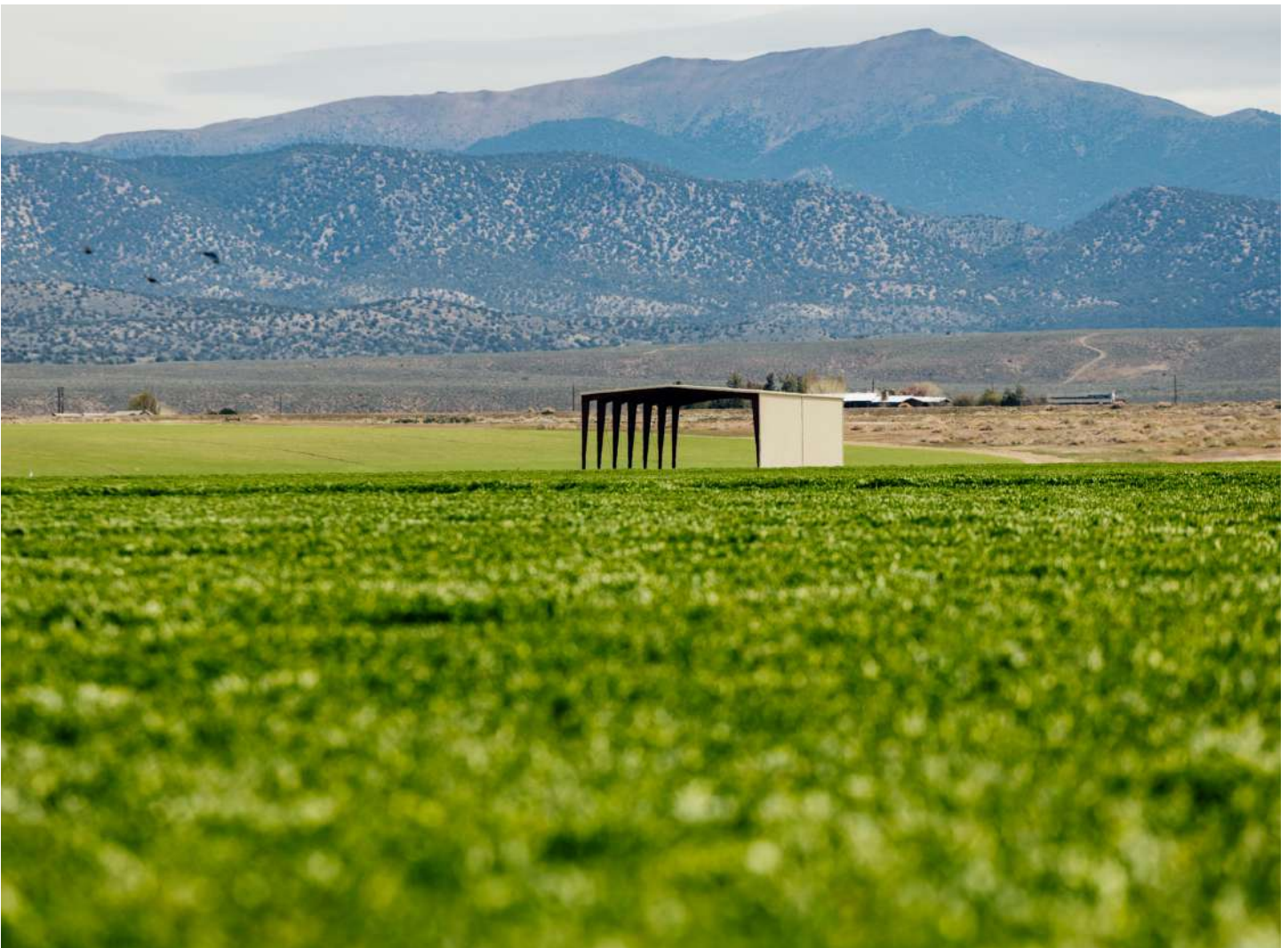
*The GAP program, managed by the Global Animal Partnership, consists of a series of benchmarks that measure the humane treatment of animals; each of its five steps is more stringent than the last. Level 4 ensures the cattle always have plenty of space to roam, that their environment is enriched with all the things they'd would experience in the wild, and that they are removed from pasture only when weather conditions put them at risk.



Compost



The Bently Ranch also incorporates composting from the community as an integral part of the ranching operation. It is one of the largest composting sites in Nevada. Biomass ranges from yard debris, pine needles, apples, brush, and more. In addition to community biomass, they accept biosolids from five local waste treatment plants. Both the biomass and biosolids are mixed and used as nutrient dense compost which is spread across fields and pastures. This eliminates the need for chemical fertilizers. With both the compost and intelligent crop rotation, the land is therefore improved and not depleted.



Improvements

Improvements on the property include 10 homes, 4 bunkhouses, 7 shops, 5 horse barns, 12 hay barns, 12 storage barns, feedlot & compost facility.





Location



About Minden:

Minden is located in Douglas County, Nevada. According to the 2010 US Census, the population was 3,001. The town has a cool semi-arid climate with big diurnal temperature variations during all seasons. Minden is in the heart of Carson Valley which is known as the “birthplace” of Nevada. This area offers an abundance of recreational activities. This picturesque town is locally loved for its restaurants, boutiques, and beautiful scenic setting. Lake Tahoe is located only 25 minutes from Minden.

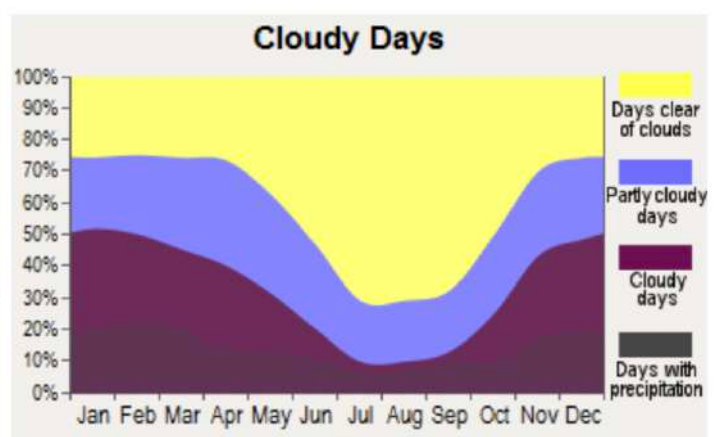
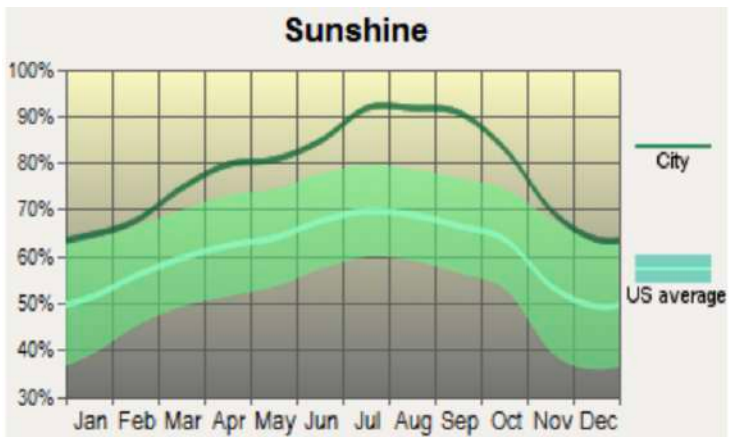
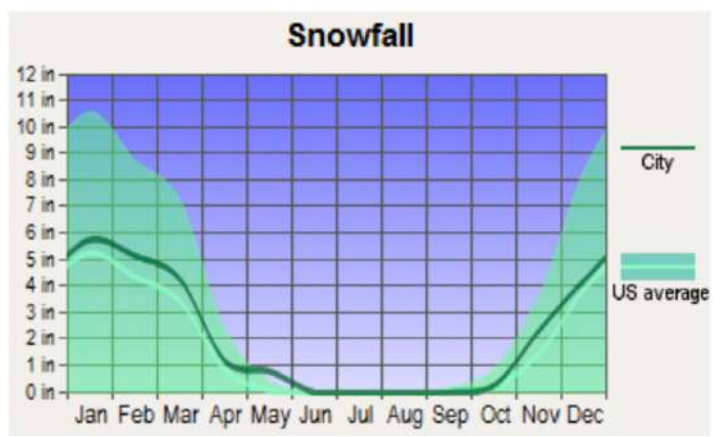
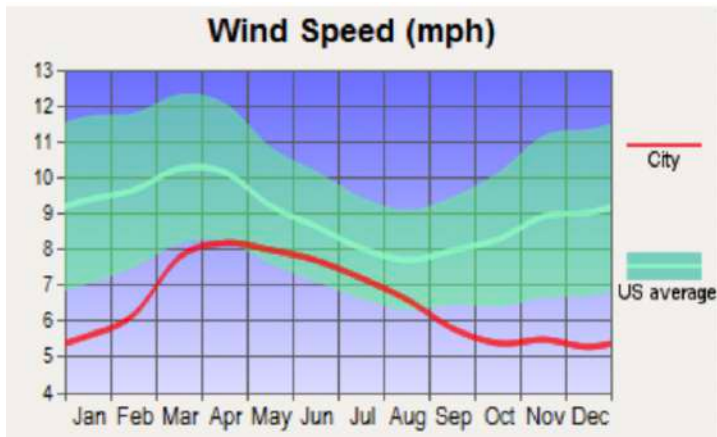
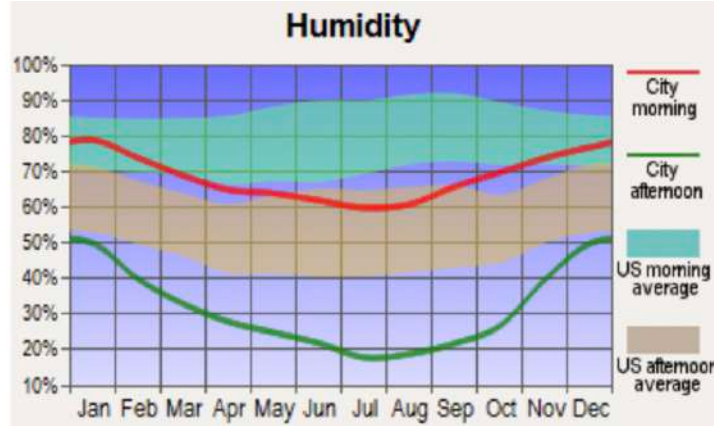
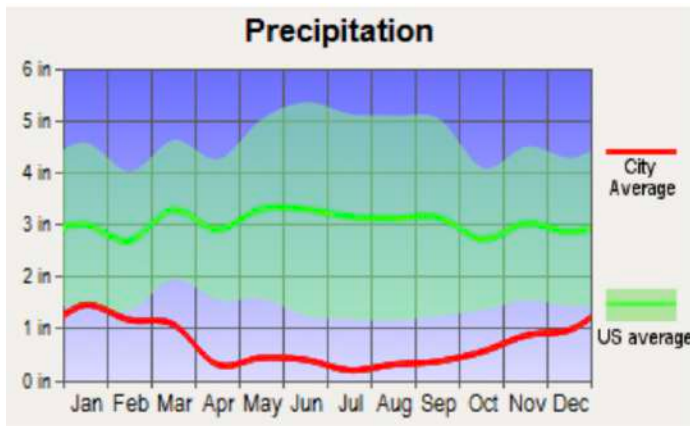
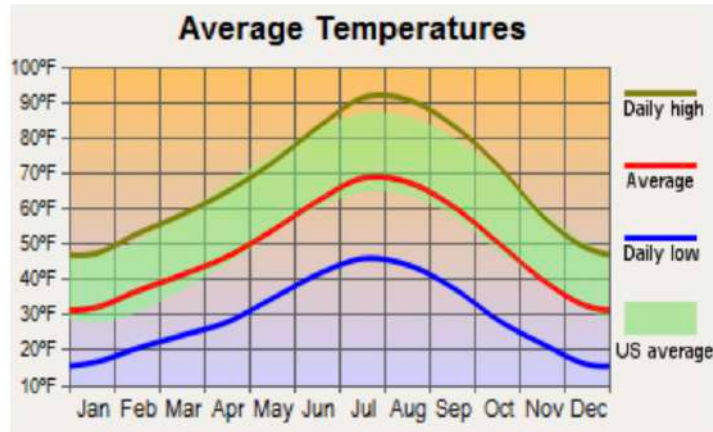
Nearby airports: *Local airport:* Minden-Tahoe Airport; 990-acre, full service facility in the heart of Carson Valley. Services sport aviation, emergency services, & corporate flying. It has two asphalt runways: 7,400 by 100 ft and 5,300 by 75 ft. A glider runway has 2,200 by 60 ft of dirt. *International & Domestic:* Reno-Tahoe International Airport (37.7 miles) and Sacramento International Airport (100 miles).

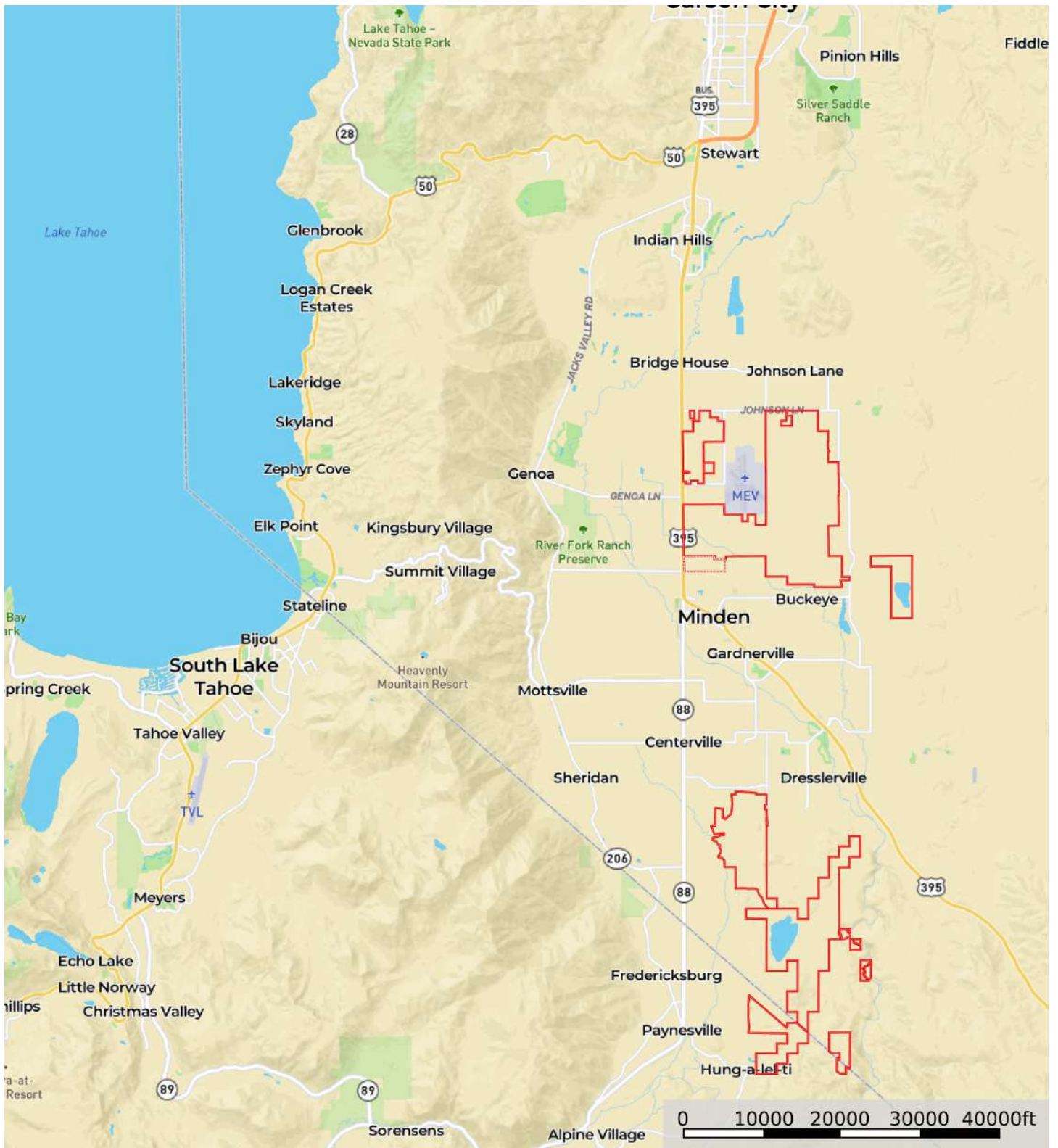


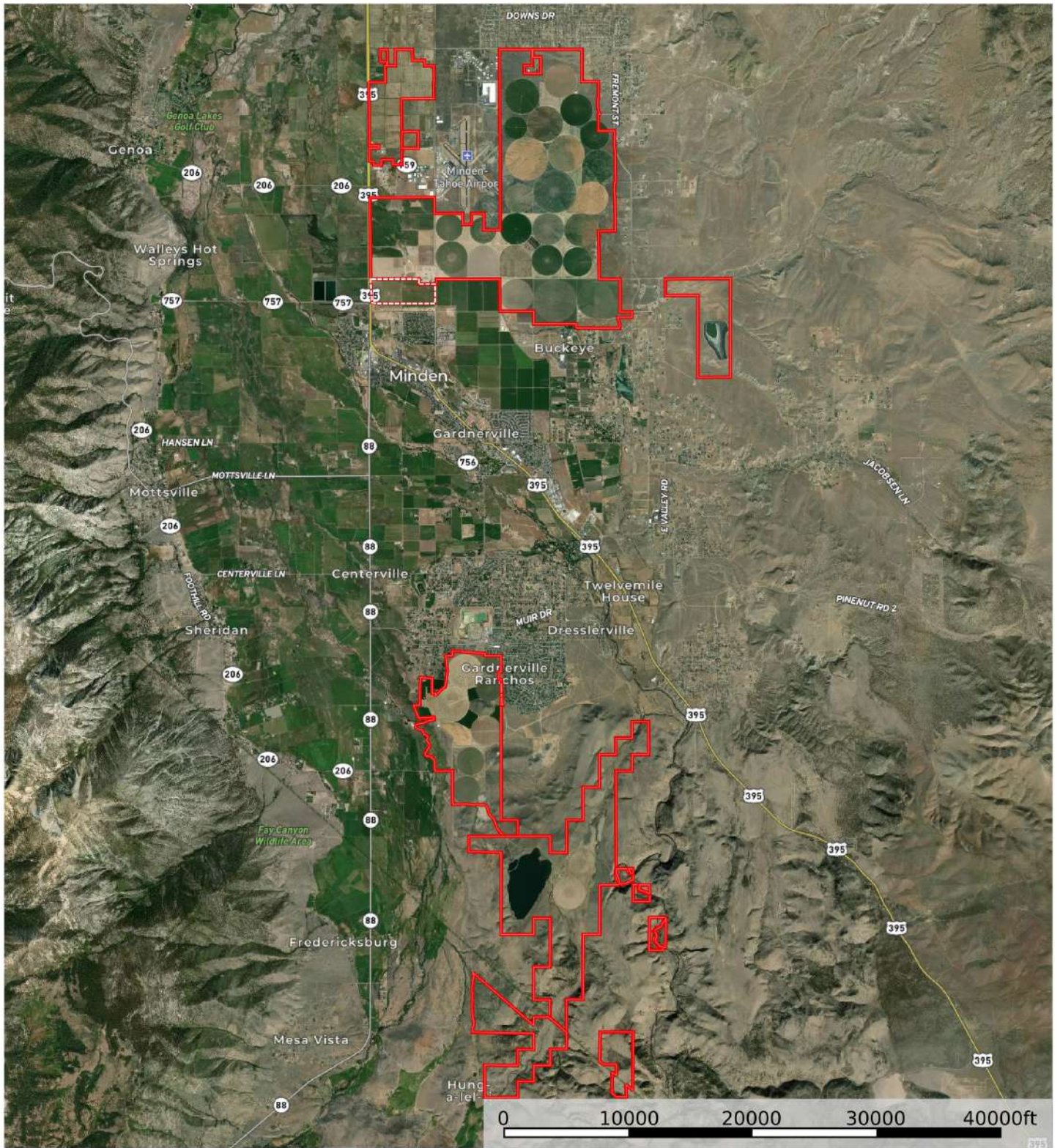
About Douglas County:

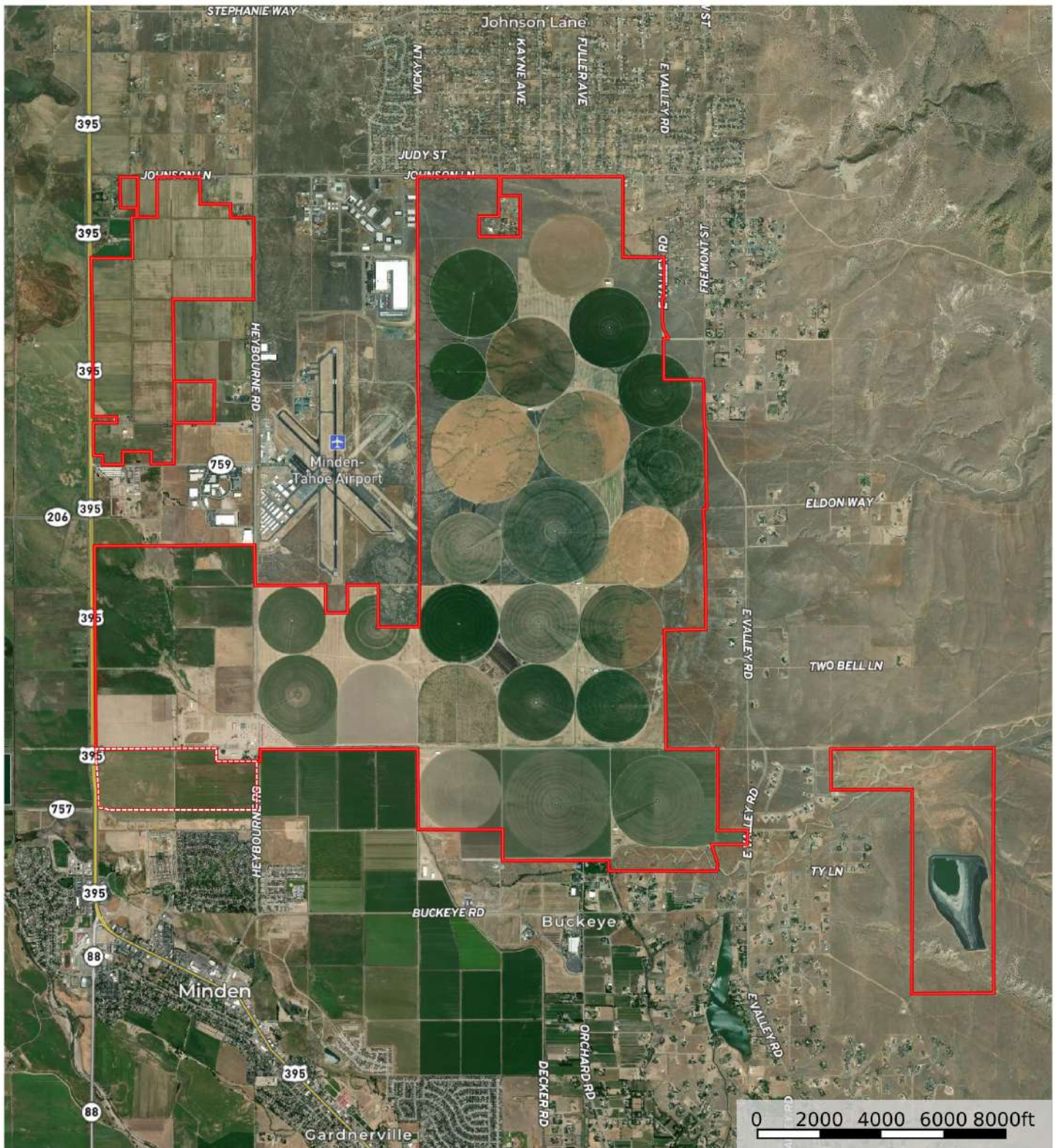
Douglas County is the “hidden jewel” of Nevada. Centrally located 15 minutes south of Nevada’s capital, Carson City, and bordering the beautiful Lake Tahoe. As of the 2020 US Census, the population was 49,488. The county seat is Minden. The first settlement in Nevada was in Douglas County, the town of Genoa. There are plenty of outdoor recreational activities to do in the county.

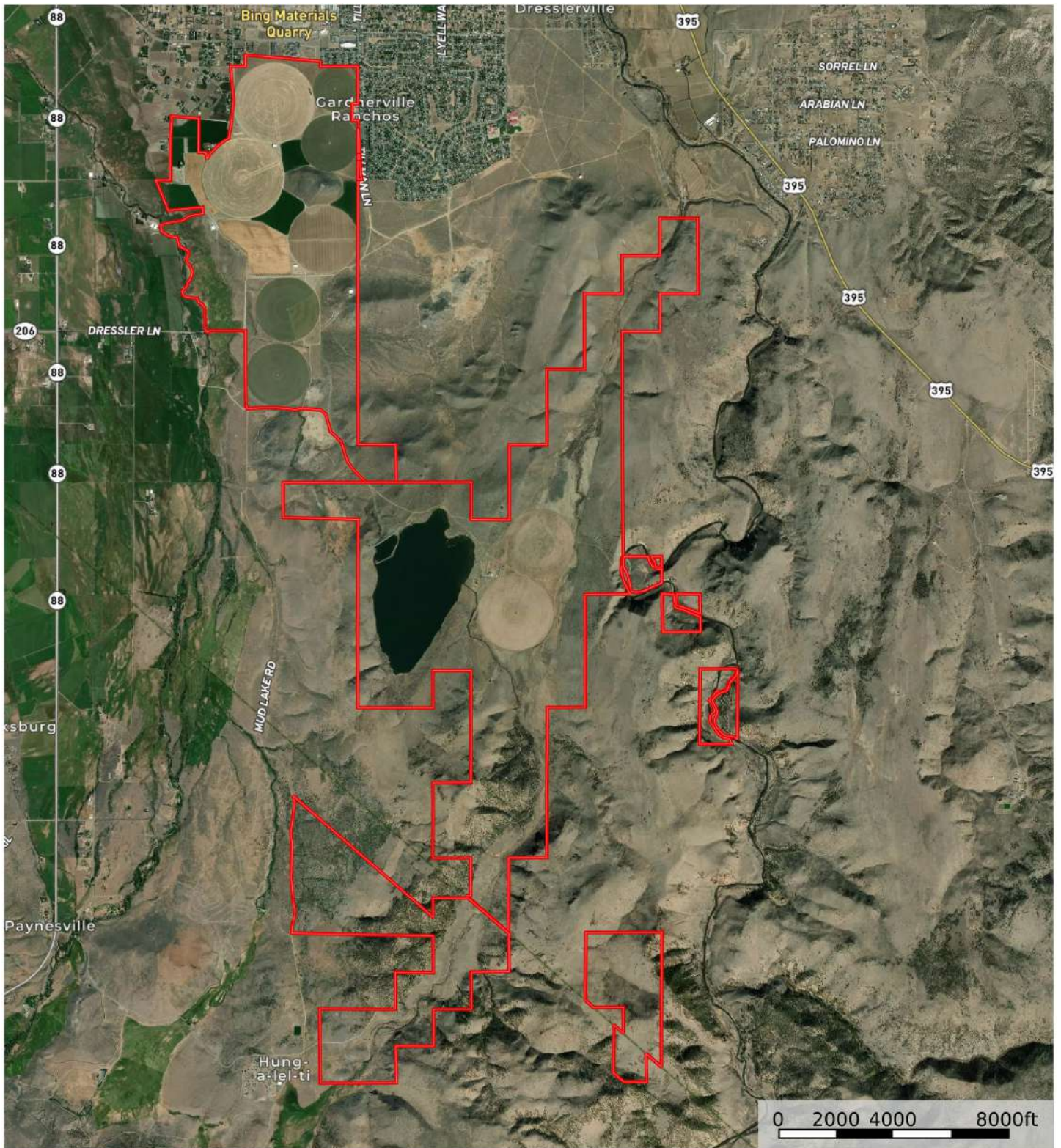
Weather for Minden, NV

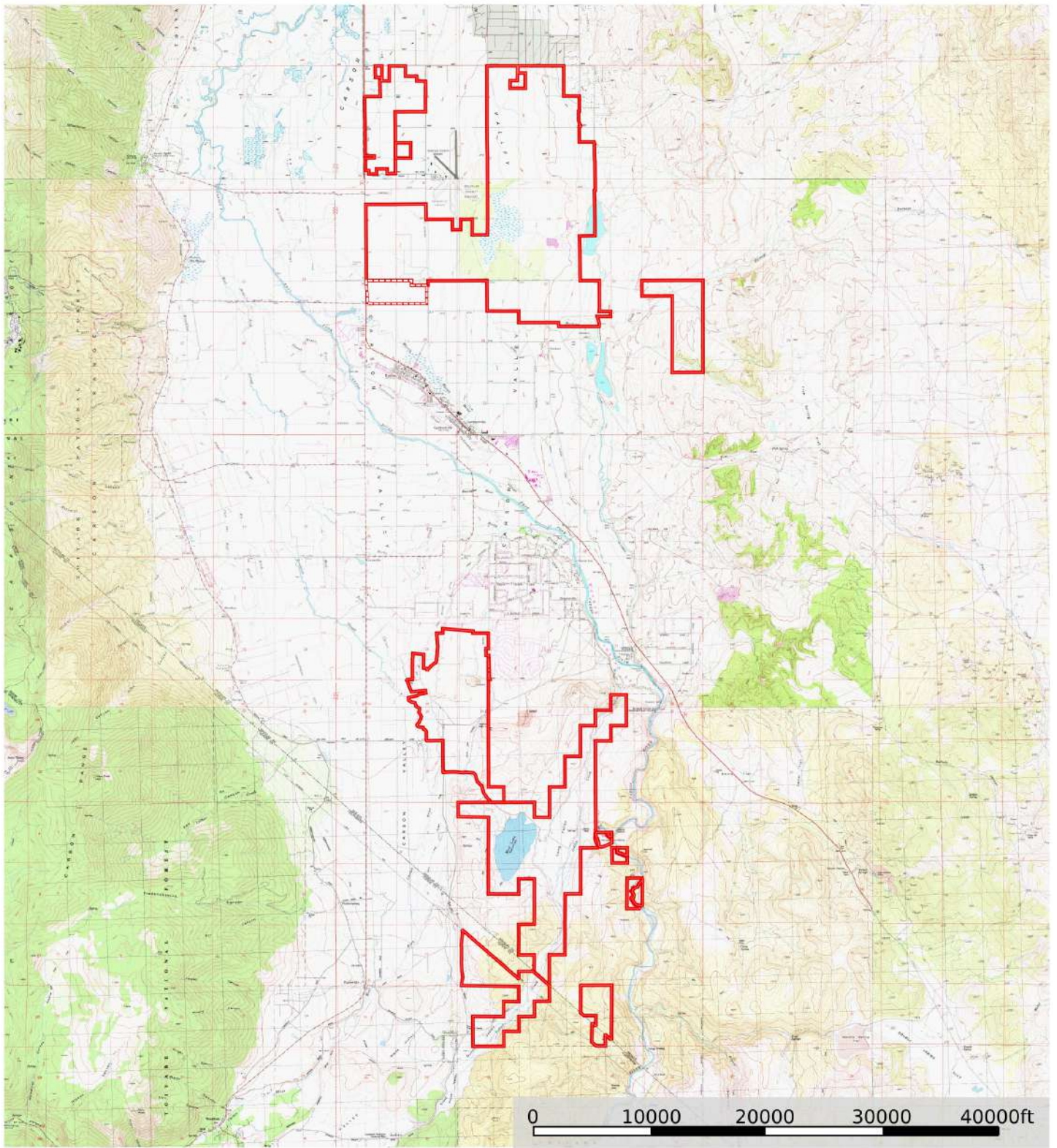


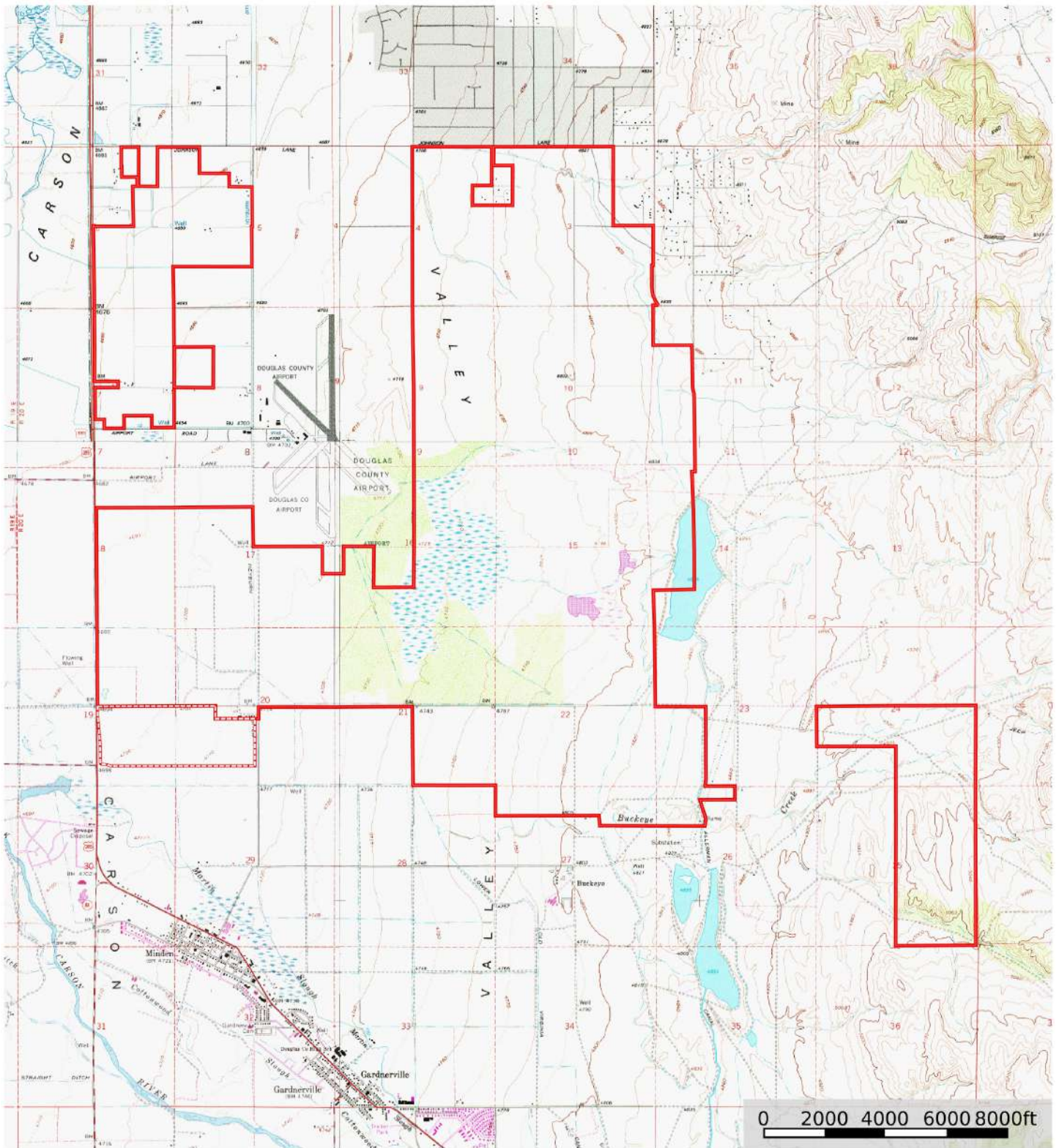


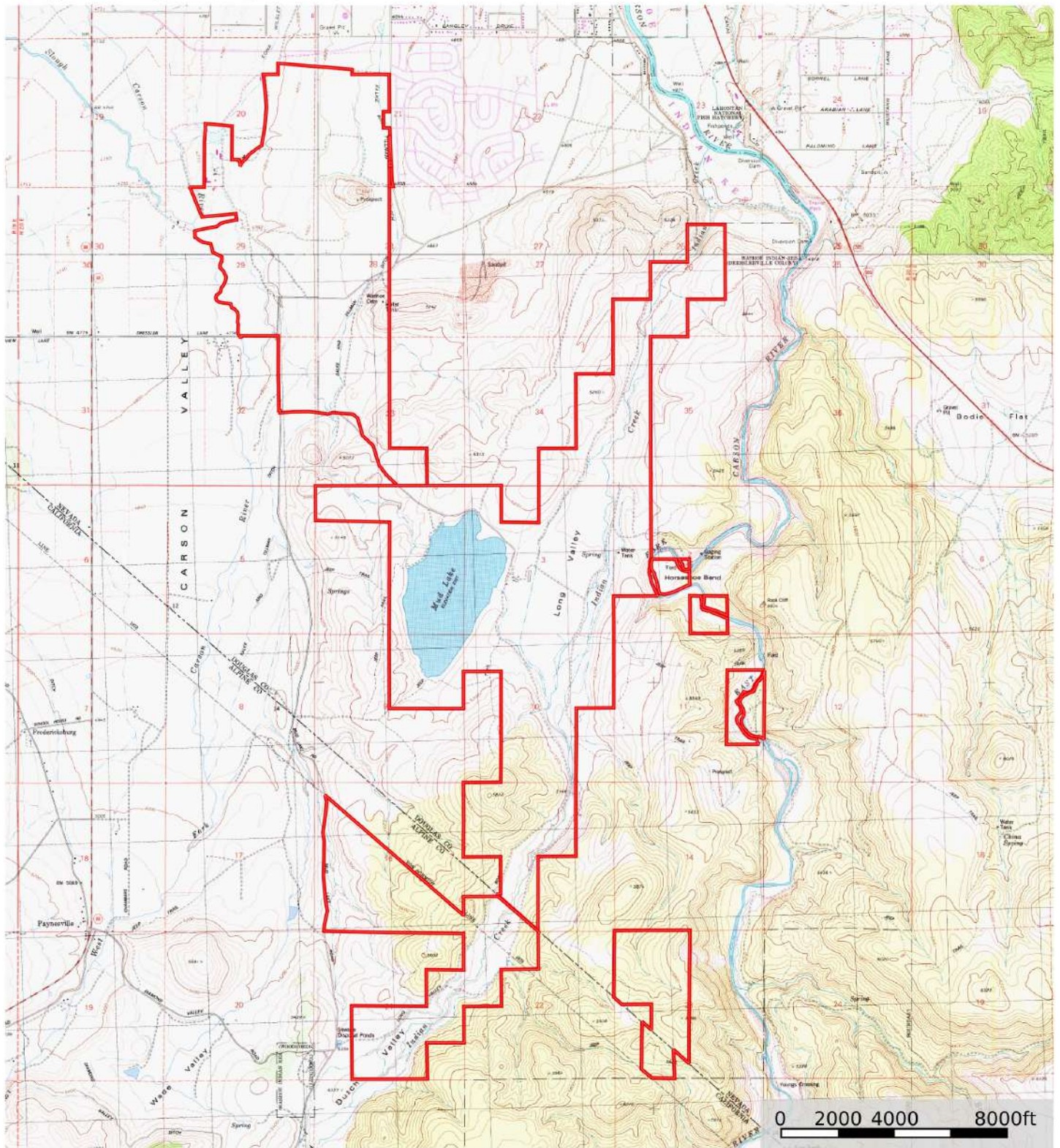


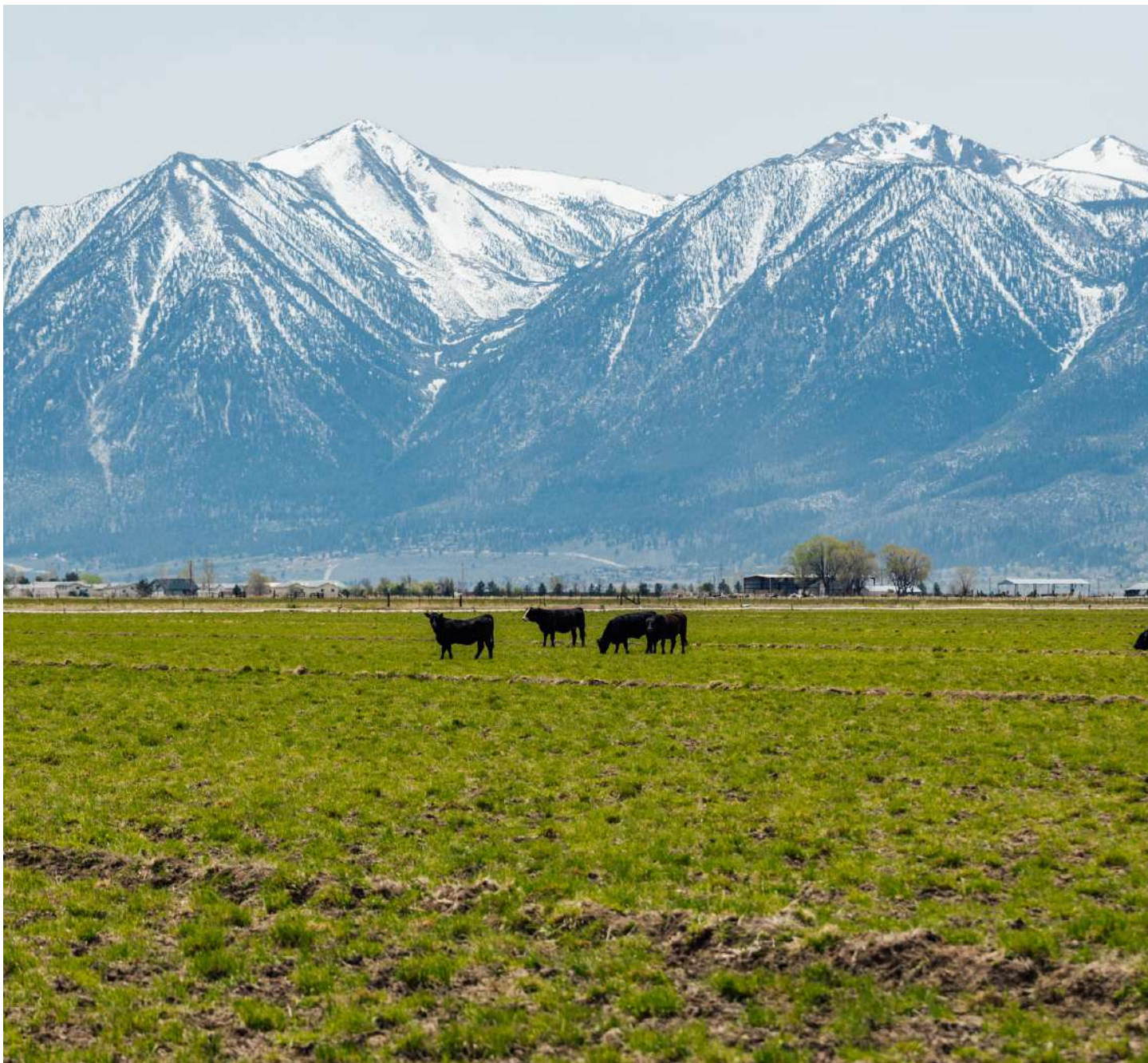












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