



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Flowing Wells, aka The Chicken Ranch

## 718.28 ± Acres | Elko County, Nevada



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NV LIC. B.1002686.CORP





# Introduction

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Your own Desert Oasis awaits on this 718-acre property in Eastern Nevada, midway between Ely and Wells. Private and secluded, yet only 6 miles to a paved highway.

Historical use has been summer livestock grazing, but the location, amount of water, and temperate climate allow for a number of possibilities. If you're looking to establish an off-grid homestead, 2 artesian wells, and 2 springs provide your first essential element. It could also be further developed to suit your own agricultural pursuits, used as a hunting or recreational base camp, or family / corporate retreat.

With a water duty in this area of 4 acre-feet per acre, the 1,300 acre-feet of water rights can effectively irrigate 325 acres. The north well flows 300 gpm, the south well flows 380 gpm, and the water temperature is 68 degrees.

Improvements for livestock operation are not fancy but very functional. The property is fenced and cross-fenced to facilitate rotational grazing. Irrigation is through 10" and 8" main lines to ten ¼ mile wheel lines. Five lines can run simultaneously off of gravity flow. The pasture is a mix of fescue, orchard grass, Johnson grass, and native meadow grass. Railroad tie and panel corrals have loading chutes for semi trucks and stock trailers and a manual Powder River squeeze chute.

There are deer, elk, antelope, chukar, and sage grouse in the area, as well as excellent trout fishing nearby. The property is in Game Management Unit 121. Recreational opportunities abound, with the Goshute Wilderness area and cave, Spruce Mountain, and Ruby Marshes being a short distance away.

Approximately 643 acres contiguous, with a 75-acre unfenced parcel south of the contiguous block. The southwest corner of the property has asphalt-quality gravel on it.

The county airport is 75 miles away in Ely, 104 miles to the regional airport, and all services are in Elko. A gravel road (6 miles) to Highway 93 is maintained by the county, except in winter months. The property is off-grid--5 miles to two-phase power.

# Water

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Two artesian wells, one flowing 300 gpm and one 380 gpm of 68-degree water, and 2 springs. Water rights totaling 1,300-acre feet transfer with the property. Water duty for this area is 4 acre-feet per acre, resulting in 325 irrigable acres. <http://water.nv.gov/>





# Livestock Facilities

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Sturdy railroad tie and panel construction, loading chutes for semis and stock trailers, manual Powder River squeeze chute.





View to the South West



View to the South East



View to the East





# Recreational Opportunities

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The ranch is located in **Game Management Unit 121**. Deer, antelope, elk, chukar, and sage grouse are in the area, and trout fishing is nearby.

## Goshute Wilderness Area

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**The Goshute Wilderness Area** offers 42,544 acres of beautiful variety for the outdoor enthusiast. The elevation is from 6,000 to 10,410 feet, with tree populations ranging from pinyon and juniper at the lower levels to quaking aspen, white fir, and bristlecone pine as one ascends. Wildflowers abound in the spring, and the fall colors create a beautiful palette as the days begin to shorten. Deer, elk, antelope, chukar, sage grouse, hawks and eagles call this area home. There is a hidden canyon with perennial streams that are home to native trout species. The Goshute Cave has a network of limestone tunnels connecting large rooms and is a great destination for beginning cavers.



# Spruce Mountain

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**Spruce Mountain** is about 40 miles south of Wells on the east side of Highway 93. Now a ghost town, the settlement of Sprucemont supported the mining of copper, silver, and lead on the western slope from 1868 through 1900. It has been called the best ghost town in Elko County, and much remains of the townsite and mining areas for visitors to explore. With a summit of 10,267 feet and 4,000 feet of prominence, it's worth a hike to take in some amazing views from the top. In addition to the spruce trees that the mountain is named for, you can find bristlecone pines here--the oldest known species of trees.



## Ruby Marshes

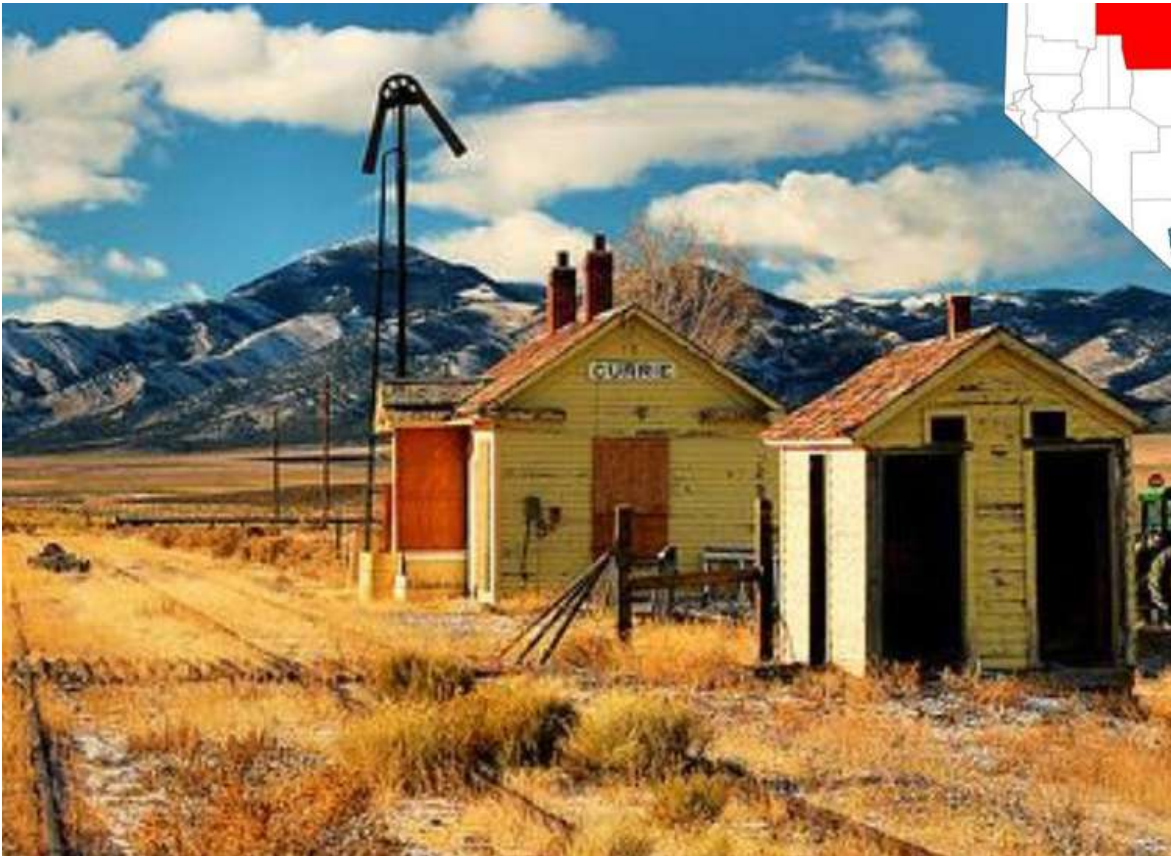
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This area of spring-fed marshes, meadows, and the 60-foot-deep lake hosts a variety of wildlife. Fishing season is year-round here, and species include tiger, brook, rainbow, cutthroat and brown trout, as well as largemouth bass. Great sandhill cranes and trumpeter swans nest in the marshes and 220 other species of birds can be seen. This is a popular destination for sportsmen and photographers alike.



# Area History

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**Currie** is an unincorporated community in Elko County with a population of around 20. Originally at this site, Bellinger's Spring was a freight and stage stop between Toano and Cherry Creek. In 1885, Joseph H. Currie began a ranch here. When copper was discovered in White Pine County, railroad construction from Ely to the Southern Pacific mainline began, and Currie was chosen as the mid-way station.

Earl and Leona Reynolds began a telegraph office and railroad agency station at Currie in March of 1908; they later opened a general store. Also, in 1908 a one-room schoolhouse was built and expanded in 1910. The Northern Nevada Railroad discontinued passenger service on July 31, 1941, but the railroad continued to run until June 20, 1983, when the copper smelters in McGill ceased production.

**Elko County** is the fourth largest county, by area, in the United States, with an area of more than 10,000 square miles. As of the 2020 census, the population was 53,702. Elko is the largest city and county seat of Elko County and has a population of 20,391. It is 104 miles from the ranch, with a regional airport and all services. Elko has been named one of the 100 best small towns in America. It straddles the Humboldt River and is home to Great Basin College. The economy is based heavily on gold mining, with ranching and tourism providing additional jobs.



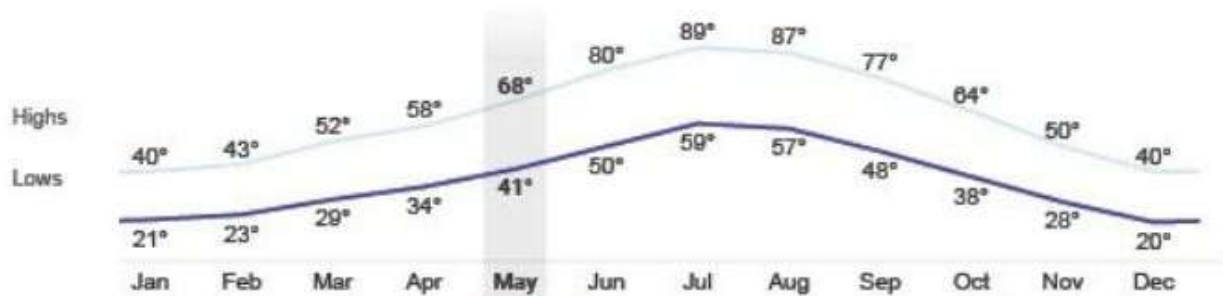
# Weather

## Currie

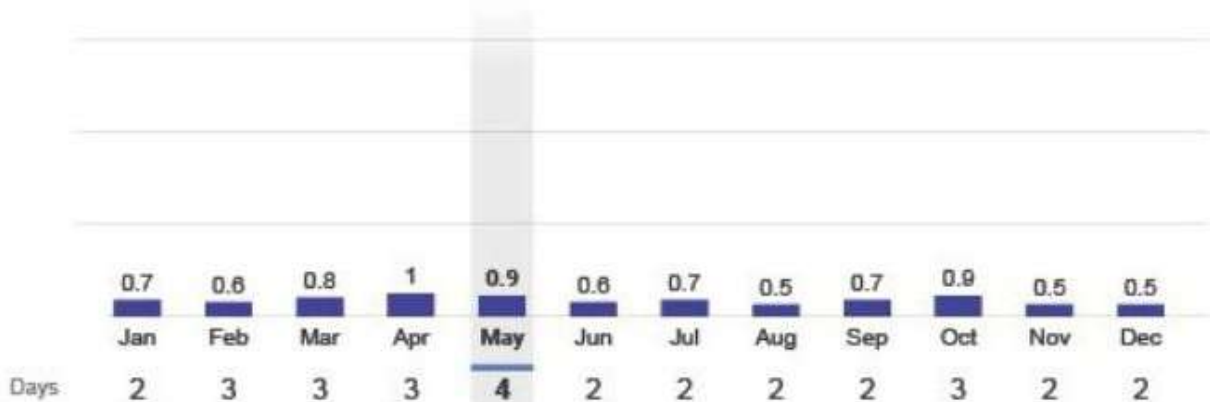
### Weather averages

Overview **Graphs**

#### Temperatures (°F)



#### Rainfall (inches)



#### Snowfall (inches)



# Size & Zoning

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The 718.28 +/- acre ranch consists of 6 deeded parcels.

PARCEL #	ACRES	ZONING / LAND USE CODE
009-020-004	60	OS 600
009-020-002	160	OS 600
009-010-003	220	OS 600
009-010-002	158.75	OS 600
009-010-001	39.53	OS 600
009-010-001	80	OS 600

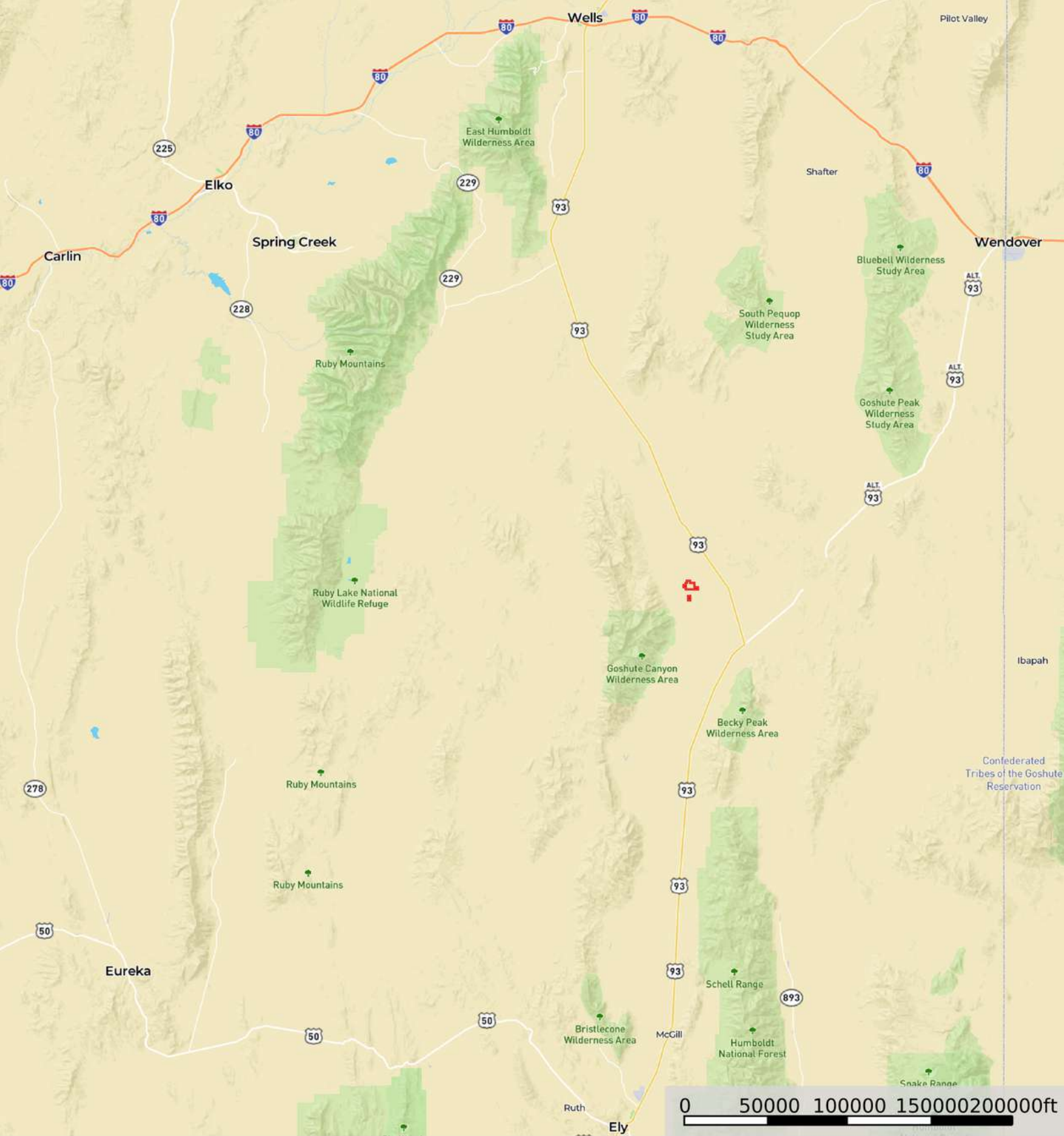
OS is Open Space zoning. Land Use Code 600 is Agricultural qualified per NRS 361A-Vacant

Please refer to Elko County Code Zoning Regulations for a complete list of allowed uses for this property. Current Property Taxes for this property are \$289.88









 Marker  Boundary



# Property Summary

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\*718.28 + / - deeded acres

- \*Private off-grid location, 5 miles to two-phase power
- \*2 artesian wells, 2 springs, 1,300 acre feet of water rights
- \*Great hunting and recreational opportunities in the area
- \*104 miles to regional airport and all services in Elko



All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. The accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada, Inc., or the Sellers, and prospective Buyers 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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