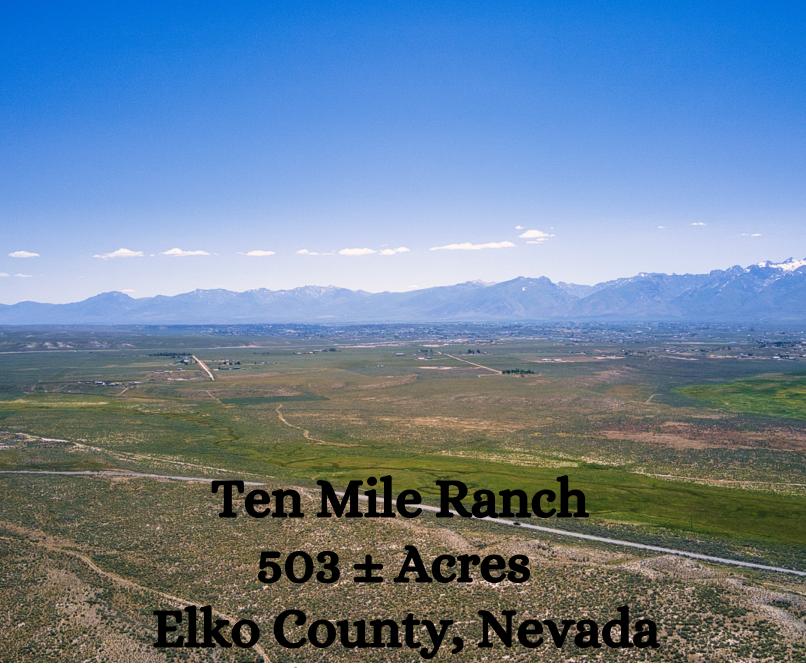


FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES





775-761-0451 Cell | 775-455-0225 Office www.OutdoorPropertiesofNevada.com NV LIC. B.1002686.CORP



### Introduction

Welcome to Ten Mile Ranch, a beautiful property near the desirable Spring Creek development. South Fork Reservoir Recreation Area, Lamoille Canyon and the Humboldt National Forest are also your neighbors.

503 acres of ranch land, to be split off of larger parcel. Legal boundary adjustment will be necessary. Surface water rights from Ten Mile Creek and Mitchell Creek transfer with the land. Build your dream home, bring your animals and create your own country paradise. Buyer may lease additional deeded acres for grazing, as well as adjacent BLM allotment, on separate contract after purchase.

This area abounds with choices for the outdoor enthusiast. Opportunities for hunting, fishing, hiking, boating, skiing and wildlife watching are all nearby. Property is located in Game Management Unit 102 Potential to subdivide should be verified with Elko County Planning and Zoning.

Buildings, corrals and other improvements are not part of this sale, but may be available to lease after purchase.

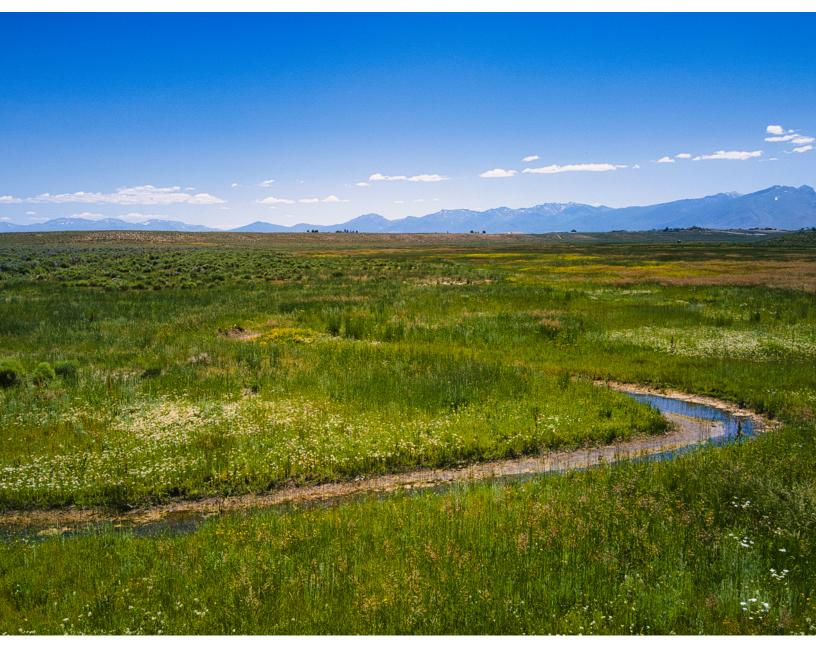


# Size & Zoning

503 + / - Acres to be divided from APN # 006-300-043 Zoned OS Open Space Ag

## Water

Surface water rights from Ten Mile Creek and Mitchell Creek will transfer with the land. Buyer to verify with Division of Water Resources http://water.nv.gov

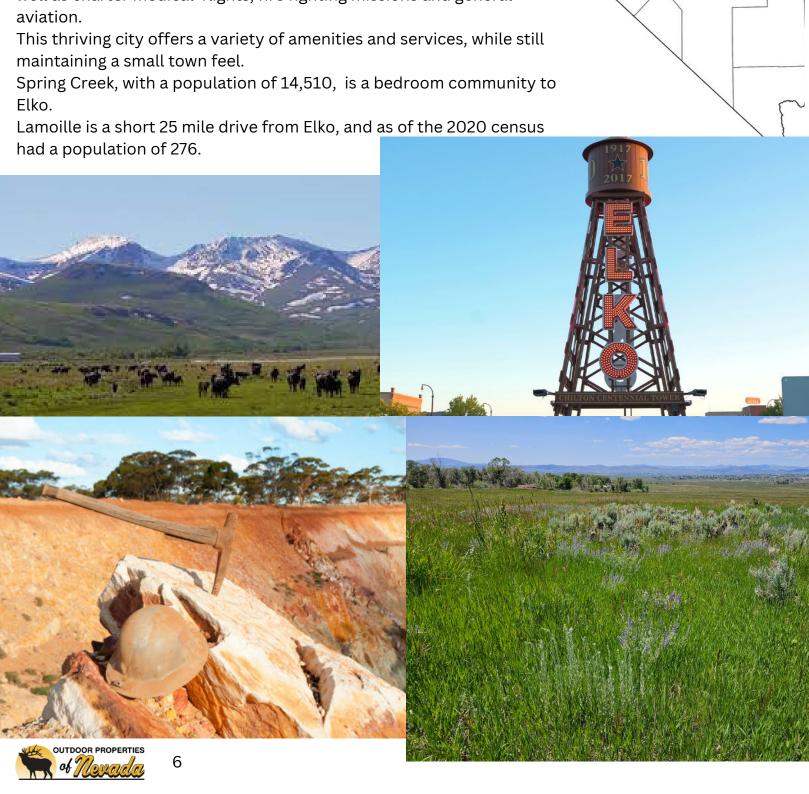






## About Elko County

Elko County is the fourth largest county, by area, in the United States, covering 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, with a population of 20,391. It has been named one of the 100 Best Small Towns in America. Elko 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. Elko Regional Airport offers daily commercial service to Salt Lake City, as well as charter medical flights, fire fighting missions and general aviation.



#### About Elko County continued

The Western Folklife Center hosts a variety of performers and events, most notably the popular National Cowboy Poetry gathering every January.



Elko is also the proud host of the National Basque Festival, typically held during the Fourth of July weekend. Bascos and visitors alike gather to enjoy traditional Basque food, dancing and competitions. If you happen to miss the festival, you can enjoy authentic Basque meals at the iconic Star Hotel.



#### About Elko County continued

To close out the summer, the Elko County Fair brings 11 days of non-stop action, concluding on Labor Day. This is the culmination of months of work for many youth with their 4-H and FFA projects. Horse racing, rodeos, a carnival midway and of course those delicious county fair foods can all be enjoyed here.











## Recreational Opportunities

The spectacular **Lamoille Canyon Scenic Byway** is a short drive away. It ascends through a glacier carved canyon in the Ruby Mountains to a height of 8,800 feet, below the 11,387 foot Ruby Dome.



Wildflowers, avalanche chutes, waterfalls and an amazing variety of wildlife make this an unforgettable outing.

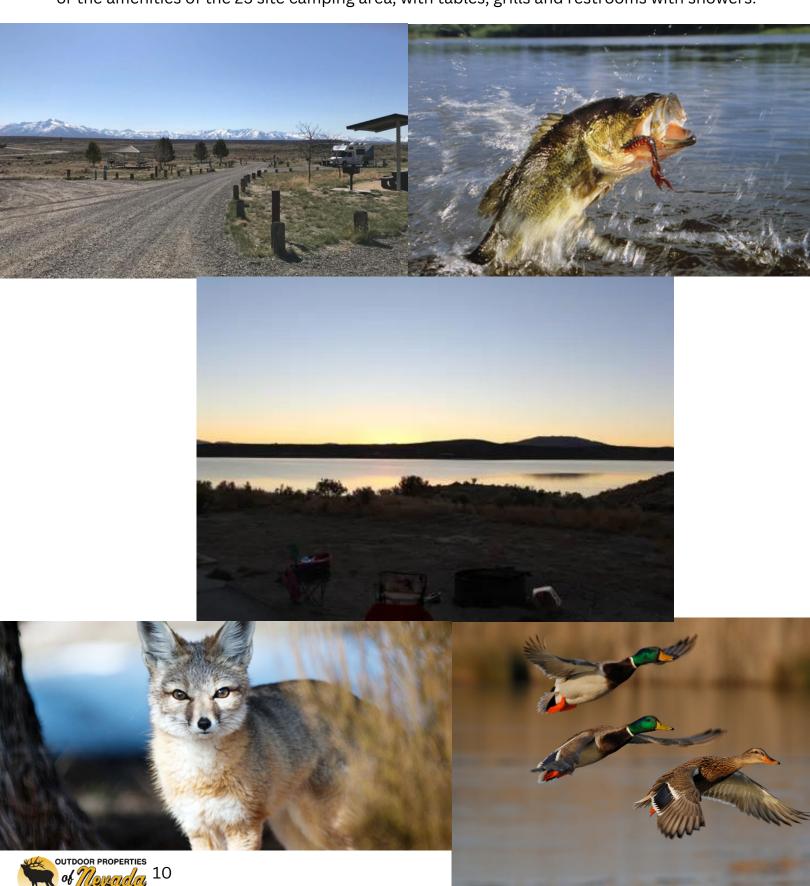






#### Recreational Opportunities continued

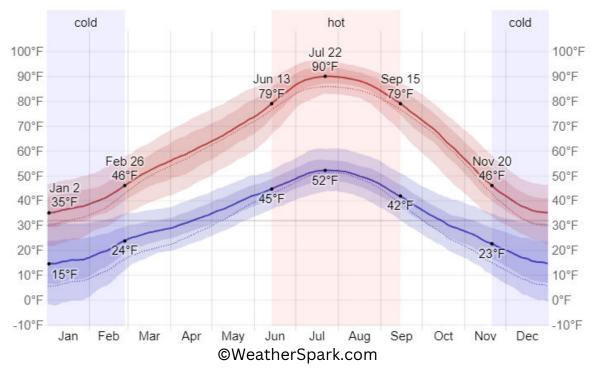
**The Southfork Recreation Area** is open year round, and hosts a variety of waterfowl, as well as an abundance of catfish, bass and trophy size trout. Wildlife such as mule deer, kit foxes, badgers and beavers can be seen in the meadows and hills nearby. Enjoy primitive camping, or the amenities of the 25 site camping area, with tables, grills and restrooms with showers.



### Weather

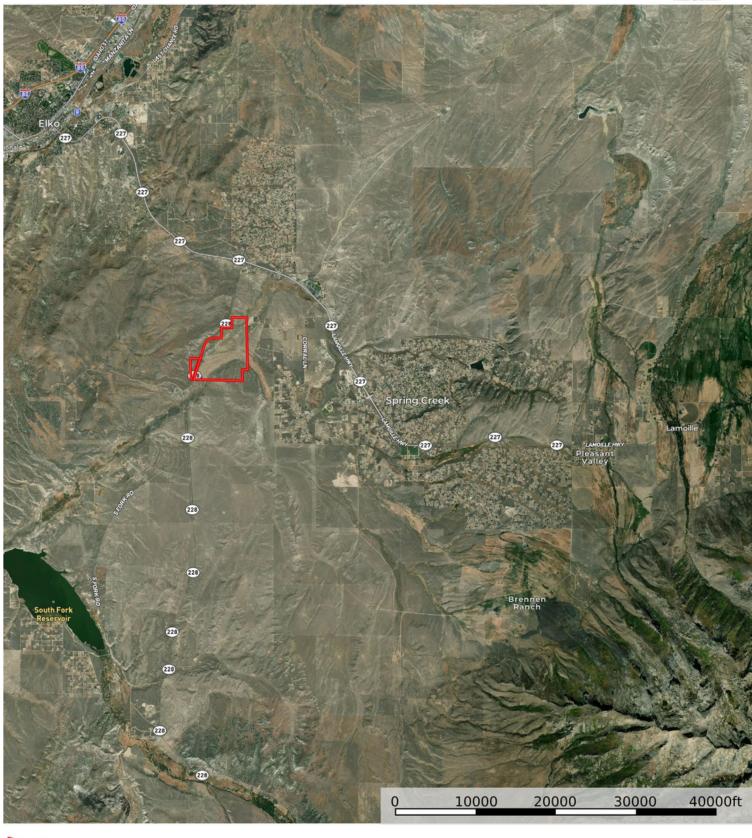
The hot season lasts for 3 months, from June 13 to September 15, with an average daily high temperature above 79°F. The hottest month of the year in Elko is July, with an average high of 89°F and low of 51°F.

The cold season lasts for 3.2 months, from November 20 to February 26, with an average daily high temperature below 46°F. The coldest month of the year in Elko is January, with an average low of 16°F and high of 37°F.











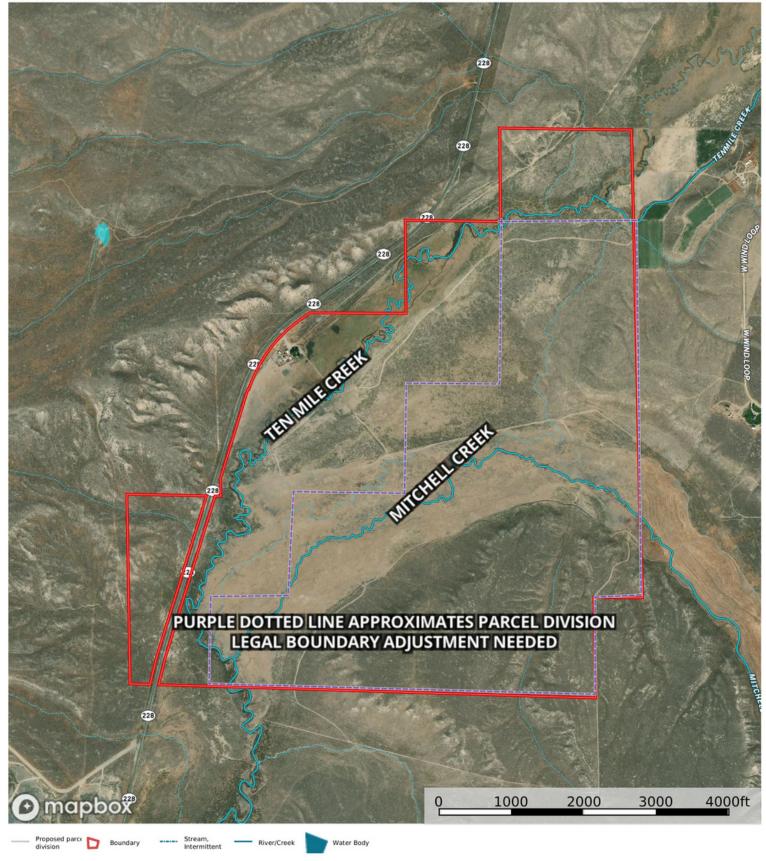
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## **Property Summary**



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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