



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



White Flats
2,760 ± Acres
Elko County, Nevada



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NV LIC. B.1002686.CORP



Introduction

Four sections of range land are being divided off and offered for sale. Purchase the entire 2,560 acres, or from one to three 640 acre sections at \$149,000 each. Additional deeded acreage and BLM permits available for Buyer to lease on a separate contract. A separate, non-contiguous parcel of 200 acres is offered along with this. With Huntington Creek running through it, there are 30 acres of surface water rights that will transfer. Run some cows, build your dream home, or use as a recreational base camp. Great area for outdoor enthusiasts, with opportunities to hike, hunt, fish, boat or just relax and enjoy the scenery all around you. South Fork Reservoir Recreation Area, Lamoille Canyon and Humboldt National Forest are your neighbors. Property is located in Game Management Unit 065. It's a short drive to all amenities in Elko and Spring Creek, or step back in time with a visit to Lamoille. Come take a look at this offering in the heart of Nevada's ranch country. Boundary line adjustment will be necessary. Buyer to perform all due diligence.



Size & Zoning

APN # 006-070-022

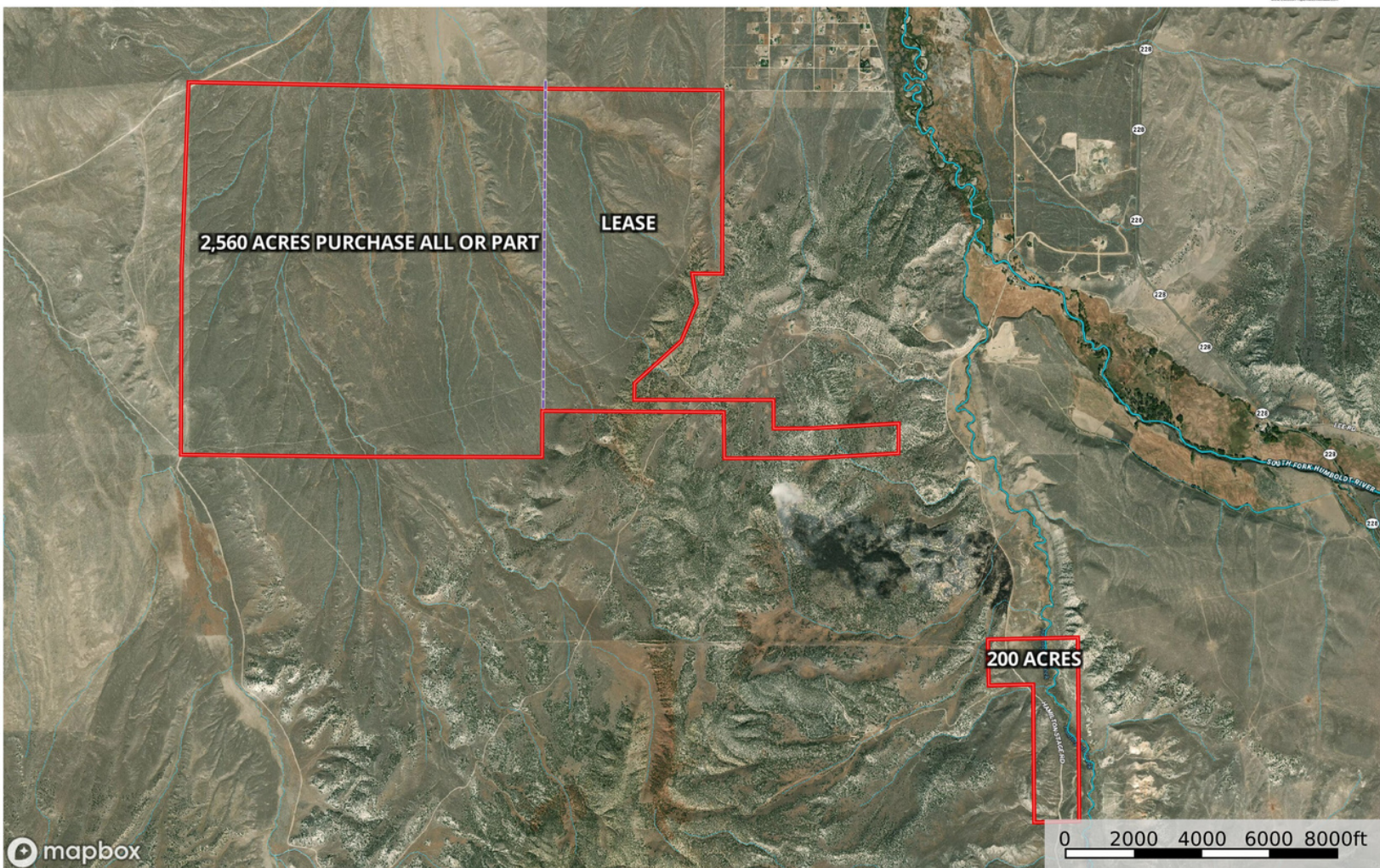
Zoned OS 600

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

2,560 acres of large parcel are being offered for sale.
Purchase all, or from one to three 640 acre sections.
Annual taxes of 386.66 are for the entire parcel

APN # 006-060-001

200 acres with 30 acres of surface water rights
Annual taxes 909.47







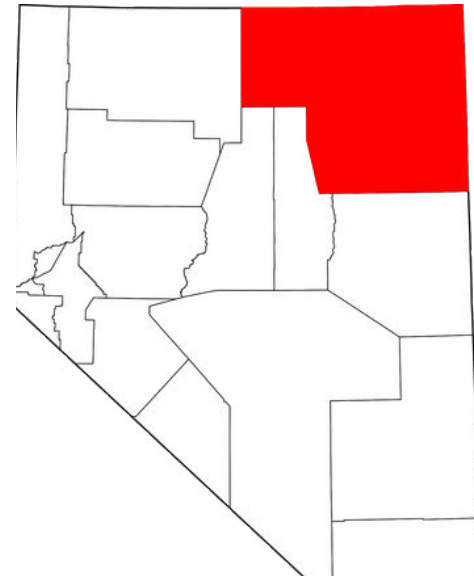
About Elko County

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.

This thriving city offers a variety of amenities and services, while still maintaining a small town feel.

Spring Creek, with a population of 14,510, is a vibrant bedroom community to Elko.

Lamoille is a short 25 mile drive from Elko, and as of the 2020 census had a population of 276.



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.

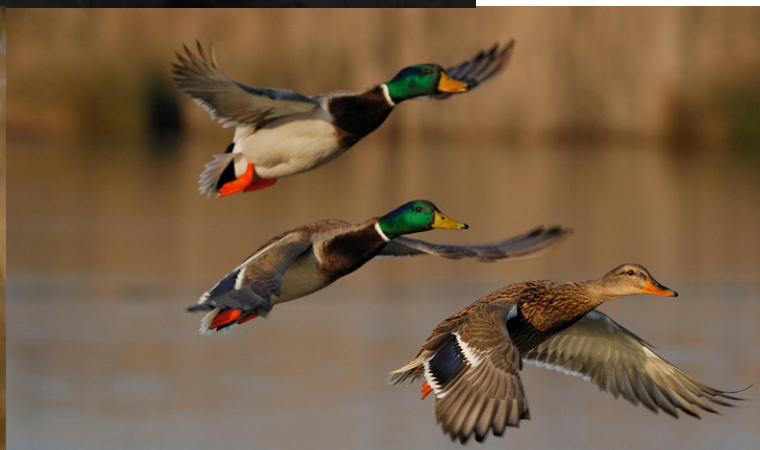


Wildflowers, avalanche chutes, waterfalls and an amazing variety of wildlife make this an unforgettable outing.



Recreational Opportunities continued

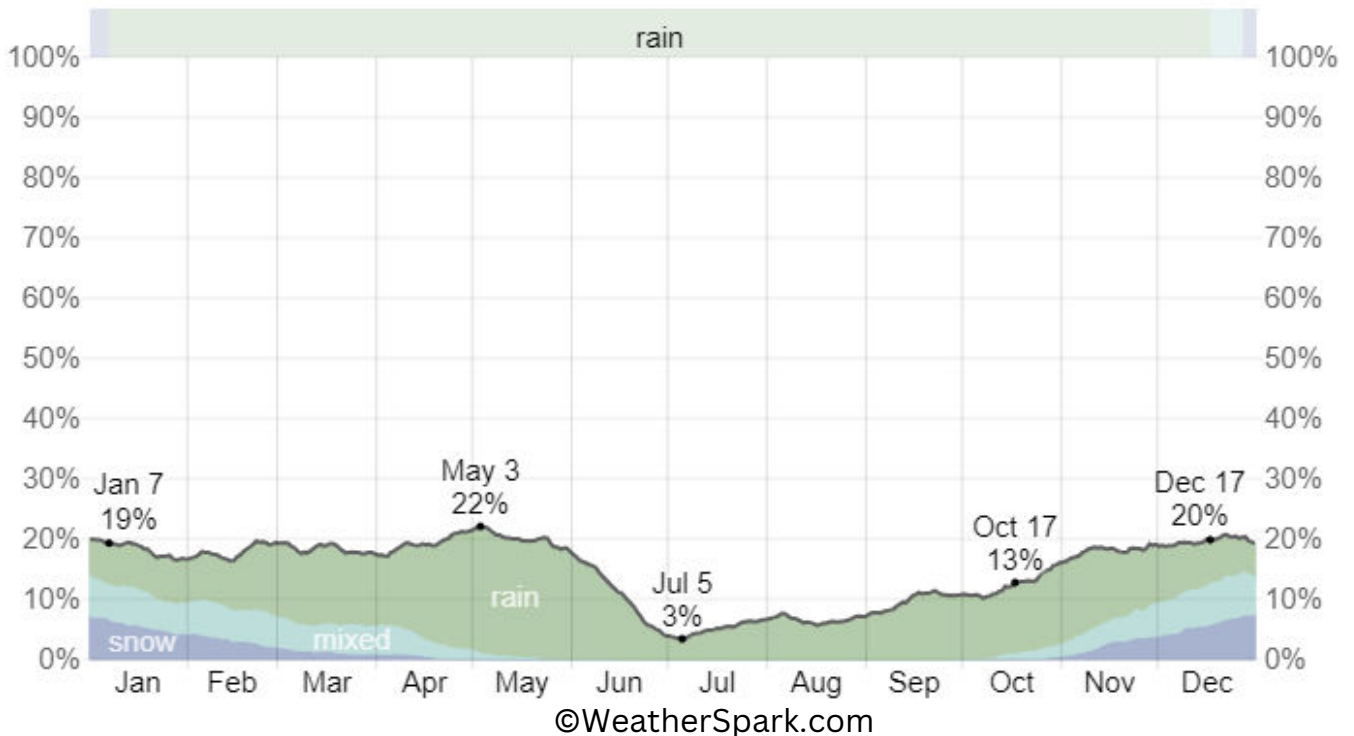
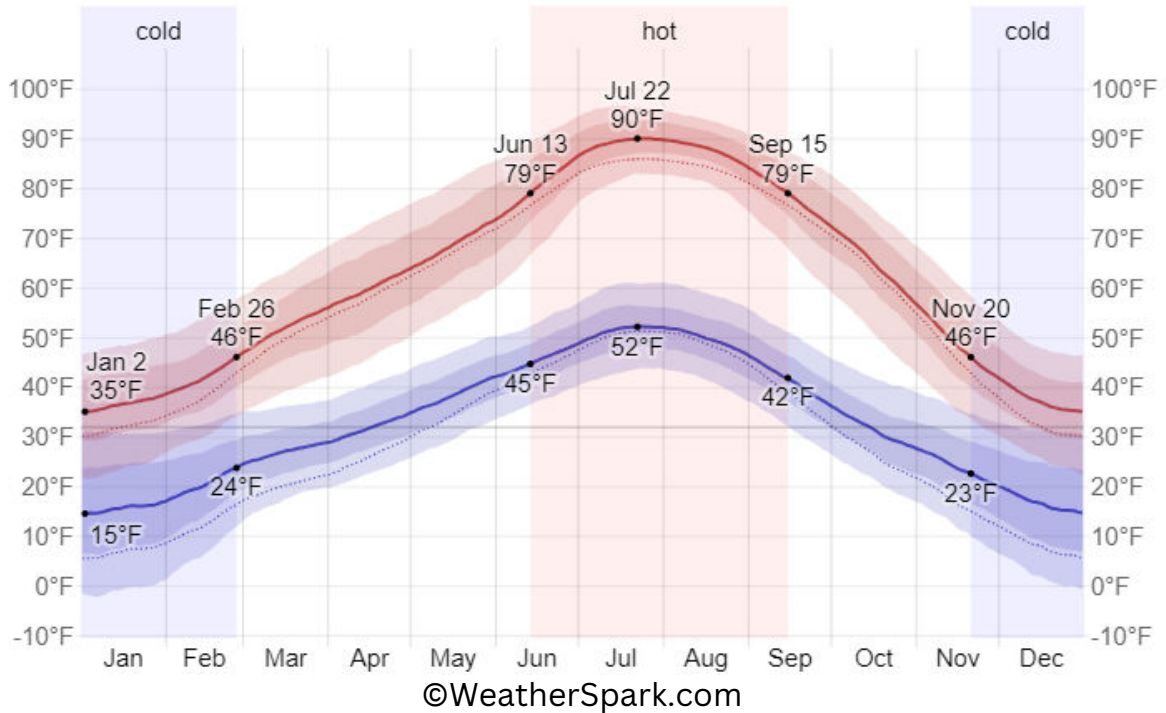
The **Southfork Recreation Area** is open year round, and hosts a variety of waterfowl, as well as an abundance of catfish, bass and trophy size trout. Wildlife such as mule deer, kit foxes, badgers and beavers can be seen in the meadows and hills nearby. Enjoy primitive camping, or the amenities of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

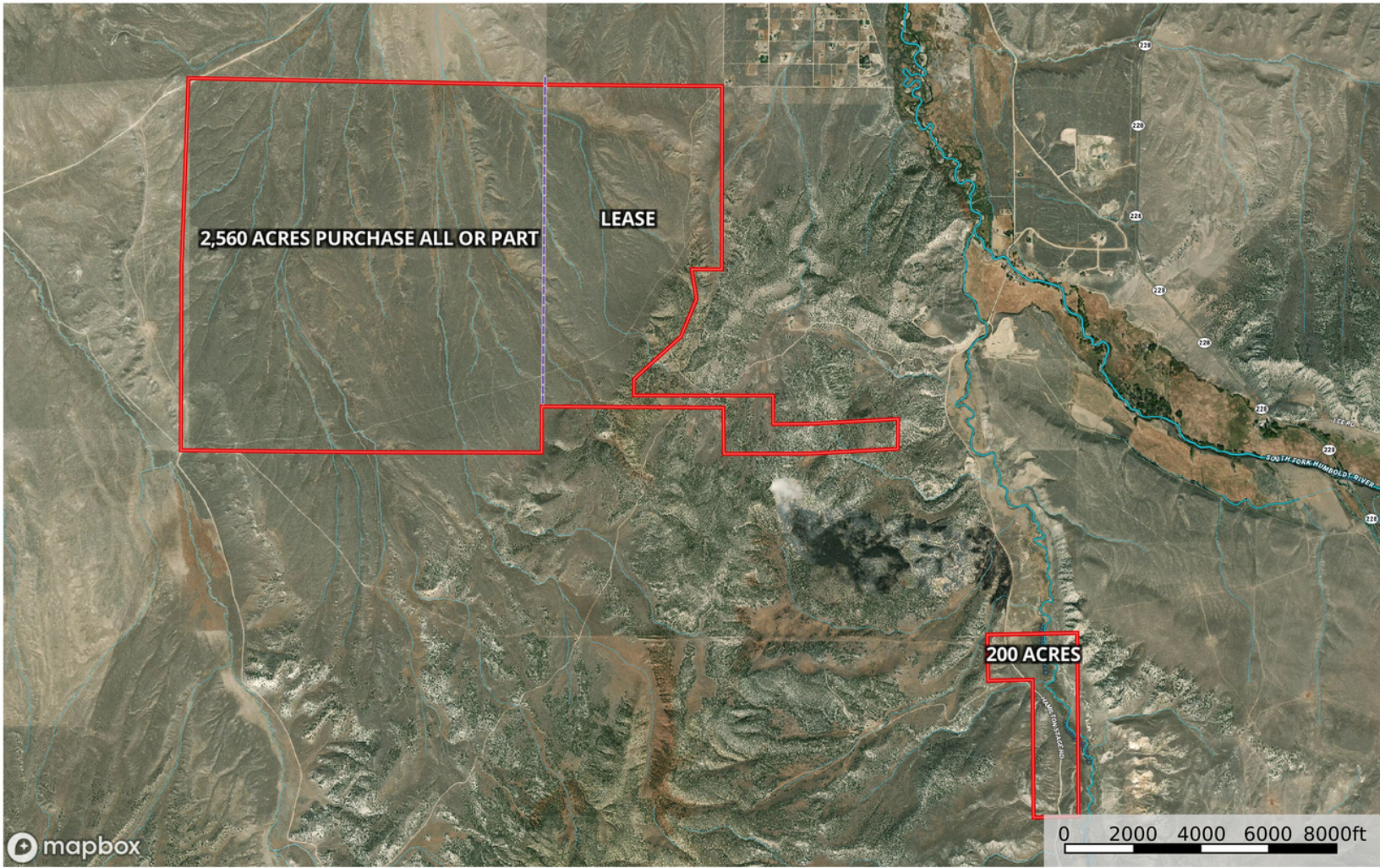


Weather

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.





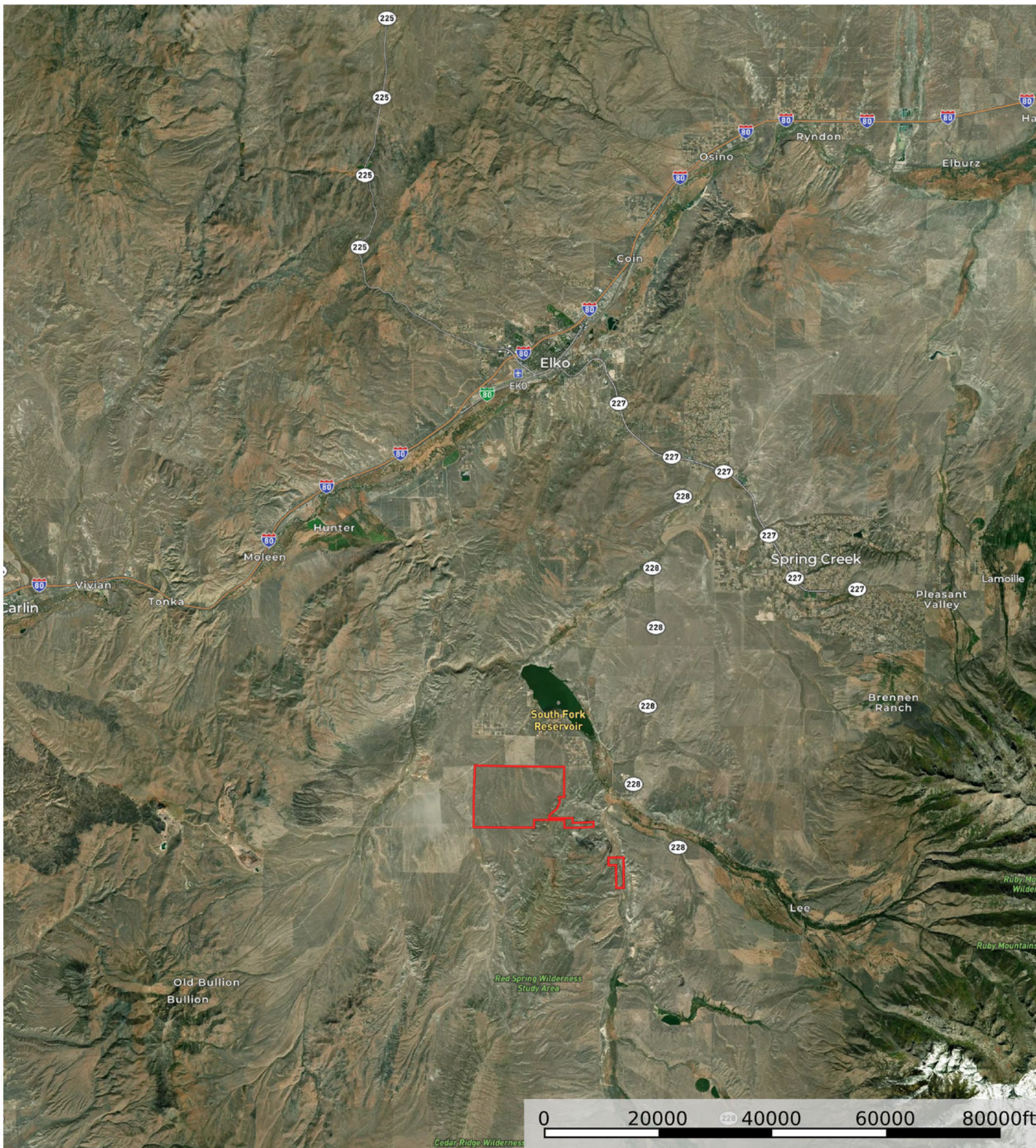
Proposed parcel split Boundary Stream, Intermittent River/Creek Water Body

File Path: M:\11-6-10\106

The information contained herein was obtained from

White Flats updated

Elko County, Nevada, 2760 AC +/-



Property Summary

- 2,560 deeded acres in the heart of some of Nevada's best ranch and recreation country
- Separate 200 acre parcel with 30 acres of surface water rights
- Buyer will have opportunity to lease additional deeded acres and BLM permits
- Close proximity to Lamoille Canyon Scenic Byway and South Fork Recreation Area
- Short drive to all amenities in Spring Creek and Elko
- Located in Game Management Unit 065



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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