



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Washington Creek Ranch

640 ± Acres

Lander County, Nevada



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NV LIC. B.1002686.CORP



Introduction

Washington Creek Ranch, in the Upper Reese River Valley, is a well-watered, productive gem in the high desert of Nevada.

Water rights for 500 acres come from three mountain creeks and three ag wells. There are 300 acres currently in production, irrigated by 6 pivots and 4 wheel lines. The mainlines and power are in place to bring in an additional 200 acres.

There is a strong repeat customer base for the grass / alfalfa mix horse hay being raised here now, but this property offers many options. Continue as is, convert to a combination of hay and cattle, run straight cattle, or build your dream equestrian property. A revenue stream from recreation is a real possibility here as well. The ranch is located in Game Management Unit 173, one of Nevada's premiere hunting areas for mule deer, antelope, elk and desert bighorn sheep. There are several RV hookups already in place, with room to add additional, or place some cabins. Proximity to the Toiyabe Crest Trail in the Humboldt-Toiyabe range, is a draw for outdoor enthusiasts, and hunters are always looking for a good base camp. Add to that the folks just looking for a peaceful retreat, and you have potential for some pretty steady bookings.

The charming 1,310 sf home incorporates the one room rock house built in the 1950's, and several rock structures from the original homestead in the late 1800's remain on the ranch today. A functional set of corrals with manual squeeze chute, tack shed, chicken coop, root cellar and Conex containers for storage round out the headquarters.

A full line of equipment is included in the purchase price. All services for personal needs and agricultural supplies are available in Fallon, approximately 110 miles to the west, or Elko, approximately 170 miles northeast of the ranch.

The Humboldt-Toiyabe range, Nevada's longest mountain range, provides a splendid backdrop to the east. To the west is the Shoshone range. At 6,100 feet elevation, the ranch enjoys a moderate climate, and is surrounded on 3 sides by BLM land. The north and south forks of Washington Creek converge and flow down a nearby canyon, where remnants from the town of Washington and earlier mining activity can still be seen.

Austin, characterized by some as a living ghost town, is approximately 30 miles away. Born as a lively silver mining town, it is a great stop along Highway 50--The Loneliest Road in America. Travelers can base from here and hike, bike, soak in hot springs, and explore the geological and historical treasures of this part of Nevada's Great Basin.

Size & Zoning

637.3 Acres

Zoned Ag Land

Lad Use Code 692 Agricultural Deferred With Residence



Water

water.nv.gov

Surface water rights from 3 mountain streams and 3 certified ag wells combine to provide a total of 2,000 acre feet of water rights. Area water duty is 4 acre feet per acre, allowing for 500 water righted acres.

Permit # 86127 Well

Permit # 86129 Well

Permit # 86130 Well

Permit # 86128 Washington Creek 1874

Permit # 86136 Washington Creek 2016

Permit # 87076 Knox Creek 1874

Permt # 87077 Crane Creek 1874



Equipment Included



Equipment List

Case Farmall 85U 4X4 80 hp tractor with loader and pallet forks
Two 3588 International 2+2 150 hp 4X4 tractors
Oliver 1855 4X4 90 hp tractor
Two Hesston 4690 3-twine balers w/ electronic bale scales
New Holland 585 3-twine baler
Kuhn rotary rakes
MacDon 200 rotary swather w/ R-80 16 foot header
Case 8840 sickle swather 14 foot header
Two New Holland 1075 squeeze stack bale wagons
Hyster forklift w/ Higgenbotham? Squeeze head
Ford F600 18 foot Service Truck w/ 200 Gallon Diesel tank, electric pump
John Deere 3000 drill 6" spacing
Two discs, 12' and 22', Deering land plane, 4 bottom plow
Ace 60' towed spray rig
Rears 20' 100 Gallon spray rig with Honda engine
Taylor 5 ton fertilizer spreader
18' field and pasture drag
Oteco Pivot track Filler w/ vibrator and remote camera
All filters, spare parts, twine, and manuals for equipment listed above











Area History

Austin

This area was originally occupied by bands of the Western Shoshone people. David Buell mapped out the town in 1862, and it was named after his partner, Alvah Austin. Silver was reputedly found when a Pony Express horse kicked over a rock and observers noticed the silver--a rush ensued. In 1862 it was designated as the county seat of Lander County. By the summer of 1863, Austin and the surrounding Reese River Mining District had a population of more than 10,000. In 1864 Austin, Upper Austin and Clifton were combined into the "City of Austin". In 1864 Reuel Colt Ridley's impromptu fundraising drive raised over \$250,000 for wounded Civil War veterans, by repeatedly auctioning a sack of flour.

The Nevada Central Railroad was built to connect Austin with the transcontinental railroad at Battle Mountain in 1880. By that time, the silver boom was almost over. Major silver production ended by 1887. In the 1950s there was some interest in uranium deposits in the area, but the ore proved to be low quality. There is still some gold and silver mining in the area, and high quality turquoise is mined in small quantities. Several shops in town create jewelry from the local turquoise. In 1979 the county seat was shifted to Battle Mountain.

Today Austin is considered a living ghost town, and is a good example of early Nevada mining towns. Its historic churches are notable features. The Catholic and Methodist churches were both built in 1866. The Methodist church now serves as a community center, and the Catholic church is being restored for use as a cultural center. The Episcopal church was built in 1878 and is still in regular use. The International Hotel, said to be the oldest in Nevada, was built in Virginia City in 1859. Parts of it were moved to Austin in 1863. Meals and drinks are still served here, but no rooms are rented. There are other lodging accommodations in town, and Austin makes a great base for exploring the surrounding area.



Area History Continued

Reese River Valley



Prior to 1862, central Nevada was a vast and largely unexplored area. Other than Native Americans, Pony Express riders and overland mail personnel were the only people that inhabited the area. Silver was found in Pony Canyon in May of 1862, and in July the Reese River Mining District was organized.

Hundreds of miners arrived at the district in 1862, but it wasn't until January of 1863 that the great Reese River silver rush attracted thousands of miners and prospectors. Austin was established on the slopes of Pony Canyon, and Clifton on the flat at the mouth of the canyon. Ultimately, Austin would become the district's boom town, and by late 1863 Clifton was mostly abandoned.

No longer on the maps, the town of Washington allegedly rivaled Austin as a candidate for capital of the Territory at one point. The old post office building and remnants of mine workings can still be seen.

The valley is home to many beautiful and productive farms and ranches.

The Reese River Valley Scenic Drive is a spectacular sixty five-mile drive through remote valleys surrounded by towering mountains in Central Nevada. The route also goes through the historic town of Lone, passes nearby the Berlin-Ichthyosaur State Park and is the best means to use to access the high-altitude trailheads that lead into the Arc Dome Wilderness of the Toiyabe Mountains.

Area History Continued

Stop by the Austin Historical Society Museum for a glimpse into the past



Take home a unique souvenir of handcrafted jewelry, made with locally mined turquoise



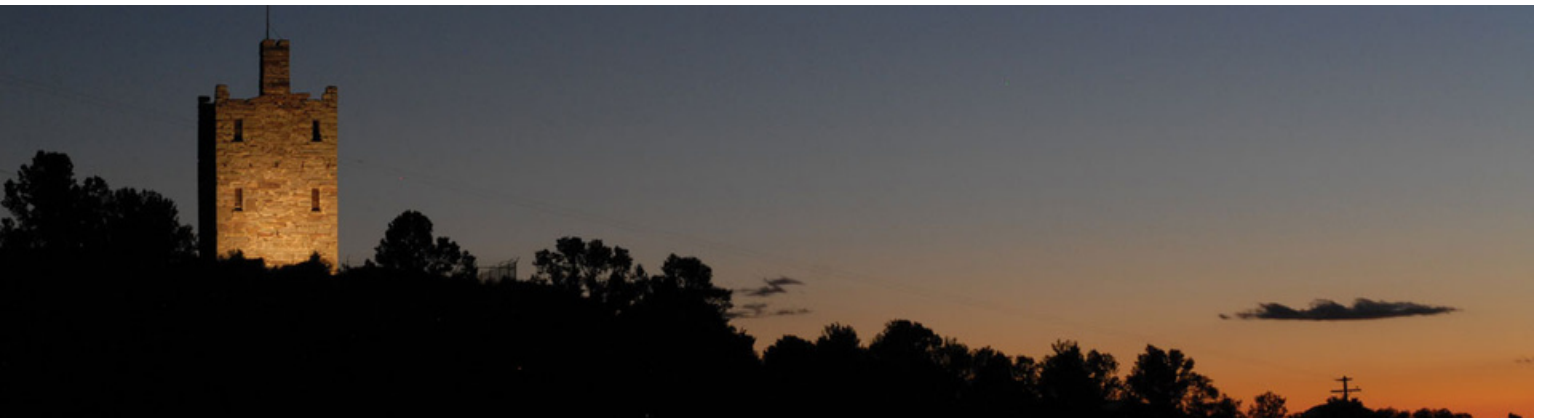
Two of Austin's beautiful churches that have stood the test of time.



Points of Interest

Stokes Castle

Built by Anson Phelps Stokes, a mine developer, railroad magnate, and banker, the Stokes Castle is a notable landmark. Patterned after a medieval tower Stokes had seen near Rome, it is constructed of native granite. The hand hewn blocks were raised into place with a winch and secured with rock wedging and clay mortar. It originally had 3 floors, each with a fireplace, plate glass windows, balconies on the 2nd and 3rd floors, and a rooftop terrace. It was lavishly furnished and intended to be the family's summer home. They occupied it for June and July of 1897, and it has stood vacant since then.



Spencer Hot Springs

Get off the beaten path and enjoy a soak in Spencer Hot Springs. Time your visit to catch a Big Smoky Valley sunset! Wild burros may be coming in to water. Access off highway 376 east of Austin.



Points of Interest Continued

Hickison Petroglyphs

Panels of ancient petroglyphs give a glimpse into the lives of the Western Shoshone who were in this part of Nevada's Great Basin. If you hike up to the summit, you can enjoy 100-mile views of the Big Smoky Valley below.



Toquima Cave Pictographs

About 45 minutes southeast of Austin at Pete's summit, within the Toquima mountain range, is Toquima Cave. Here you can see some of the best preserved pictographs in North America. Made by the Western Shoshone as well, but unlike the petroglyphs, color is incorporated into the design.



Points of Interest Continued

Berlin Ichthyosaur State Park

Berlin-Ichthyosaur State Park contains a town built in the 1890s that is preserved in a state of arrested decay. A true Nevada ghost town, many of Berlin's original buildings remain, and some of its original residents are interred in the town's cemetery. Trails throughout the townsite tell the story of Berlin and its mine. The park is also home to the most abundant concentration, and largest known remains, of Ichthyosaurs, an ancient marine reptile that swam in a warm ocean that covered central Nevada 225 million years ago. The fossils are protected and displayed at the park's Fossil House.



Recreational Opportunities

There's certainly no shortage of ways to enjoy the great outdoors in Central Nevada.

Whether you're a hiker or prefer to take your 4x4, Kingston Canyon is great trip.

There are plenty of peaks to challenge you in the Toiyabes, and the 36.4 mile Toiyabe Crest Trail is a mildly challenging route. Chase rainbow trout or picnic at Grove's Lake, or hit the road and follow the old Pony Express Trail. If you are a hunter, or just like to watch the wildlife, this area does not disappoint.



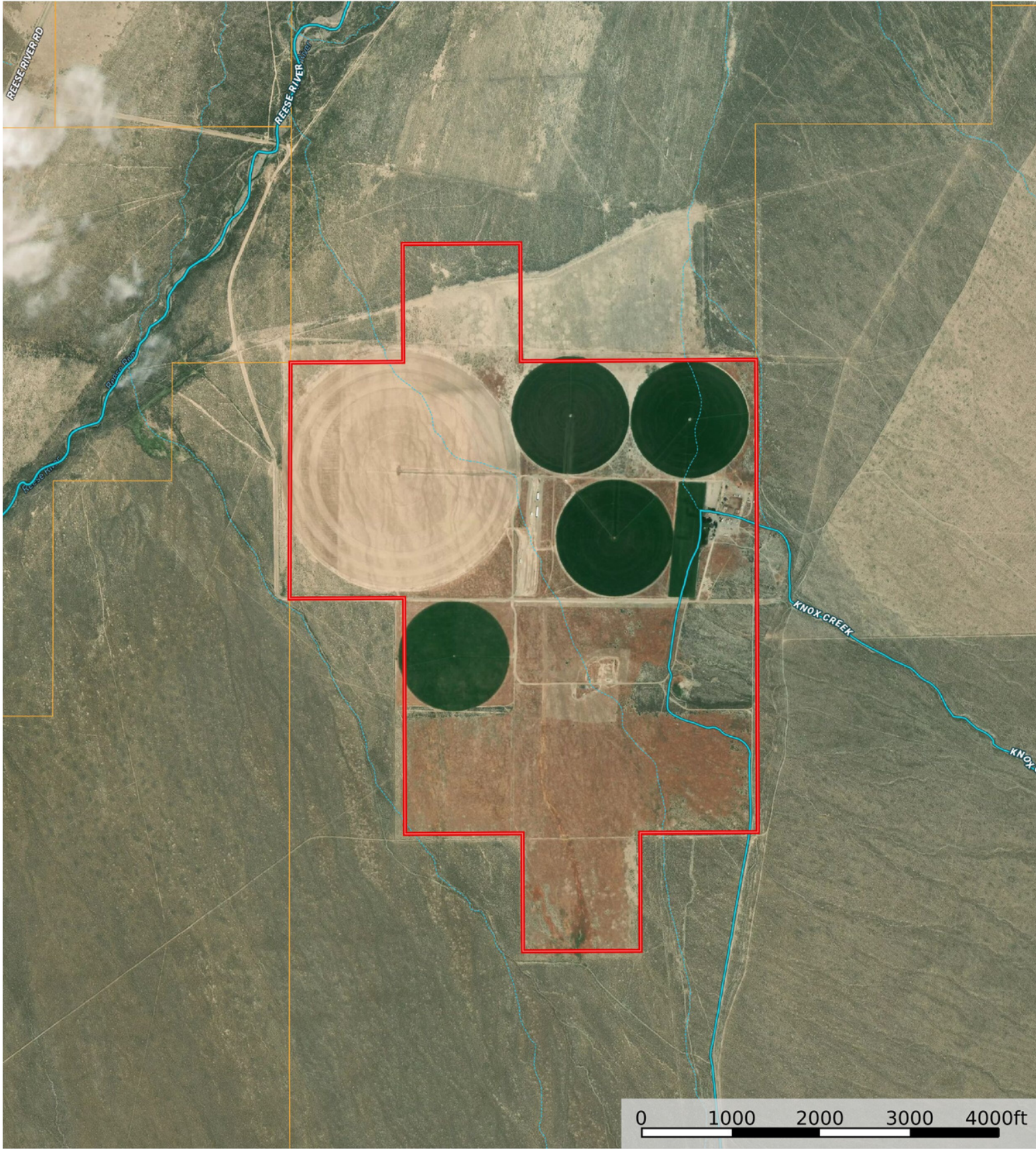
Recreational Opportunities Continued



The North and South Forks of Washington Creek converge near the trailhead



Washington Creek Ranch Parcel
Lander County, Nevada, 637.3 AC +/-



Boundary Stream, Intermittent River/Creek Water Body



Washington Creek Ranch Location

Lander County, Nevada, 640 AC +/-



Boundary Stream, Intermittent River/Creek Water Body

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Property Summary

- 637 +/- acres, 500 water righted
- Water rights from 3 mountain streams and 3 ag wells
- 300 acres under cultivation
- 6 pivots and 4 wheel lines
- Mainlines and power in place for additional 200 acres
- Full line of equipment included
- 1,310 sf rock and frame home
- Corrals, tack shed, root cellar and chicken coop
- Game Management Unit 173



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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