



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



**Huntington Creek Ranch**  
**200 ± Acres**  
**Elko County, Nevada**



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NV LIC. B.1002686.CORP



# Introduction

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This 200 acre parcel offers privacy and the benefits of rural living, yet is a short drive to all the amenities of Spring Creek and Elko. Huntington Creek meanders through the property at a leisurely pace, providing opportunity to irrigate approximately 30 acres, and offering an inviting home to various waterfowl and fish. The rock house is a charming reminder of the area's history and earlier settlers. With stunning views of the Ruby Mountains from several points, you're sure to find the ideal site to build your dream home.

This blank canvas allows you the opportunity to create your own equestrian estate, livestock operation or simply a home base from which to enjoy the many outdoor activities the area is known for. South Fork Recreation Area and Lamoille Canyon are nearby, offering boating, fishing, swimming, hiking and biking in the beautiful outdoors of northern Nevada.

The property is located in Game Management Unit 65, which offers good hunting for mule deer, elk and antelope.



# Size & Zoning

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APN # 006-060-001

Zoned OS 600

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









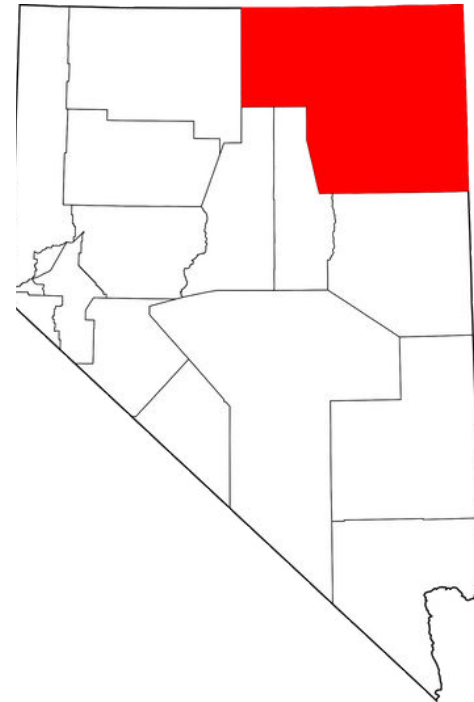
# About Elko County

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.

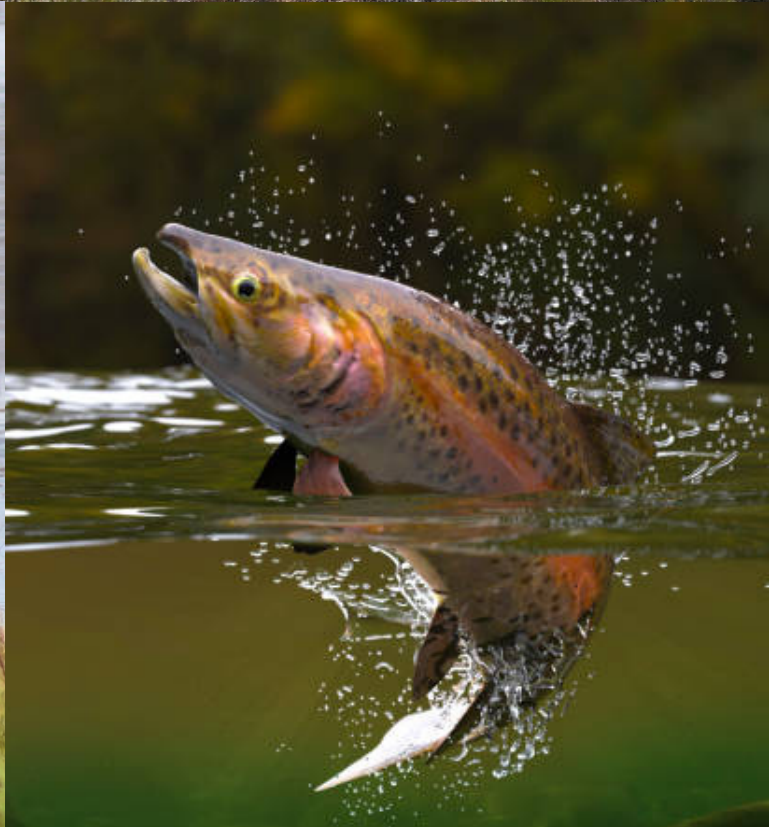


Wildflowers, avalanche chutes, waterfalls and an amazing variety of wildlife make this an unforgettable outing.



## Recreational Opportunities continued

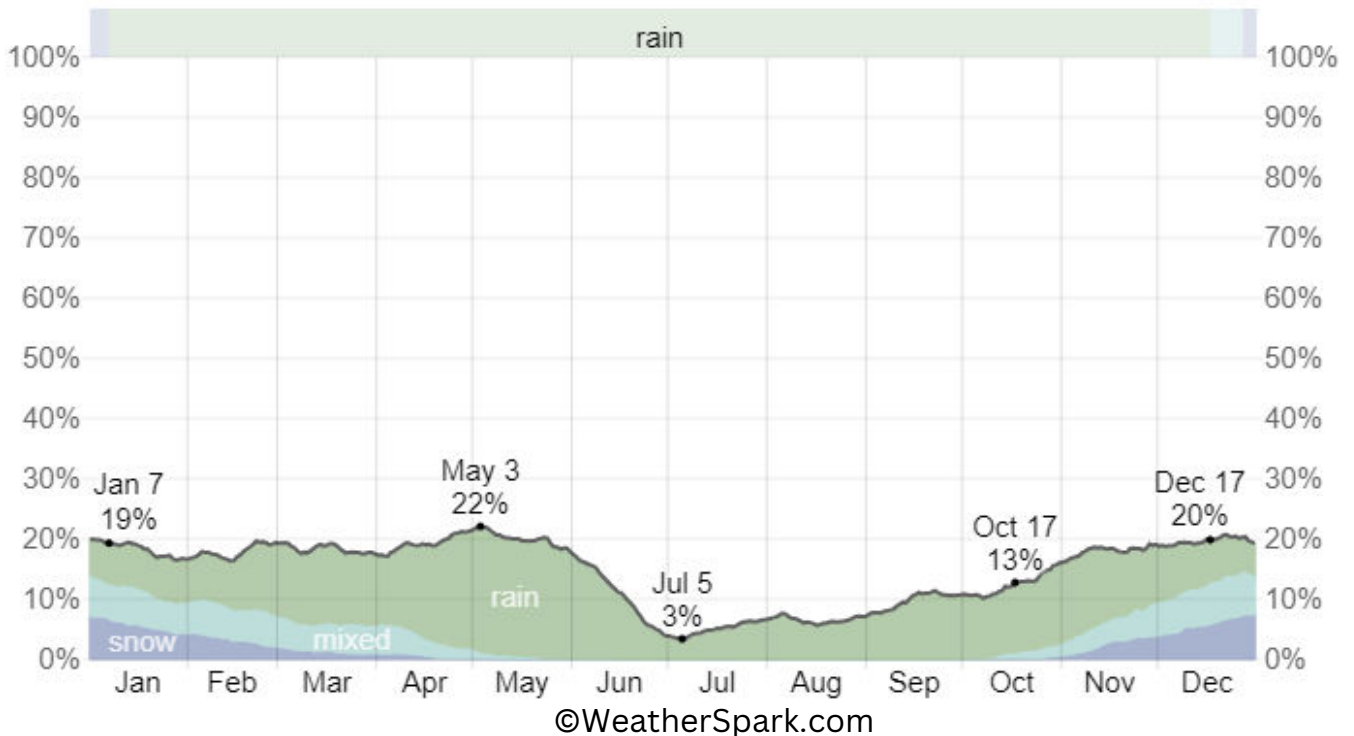
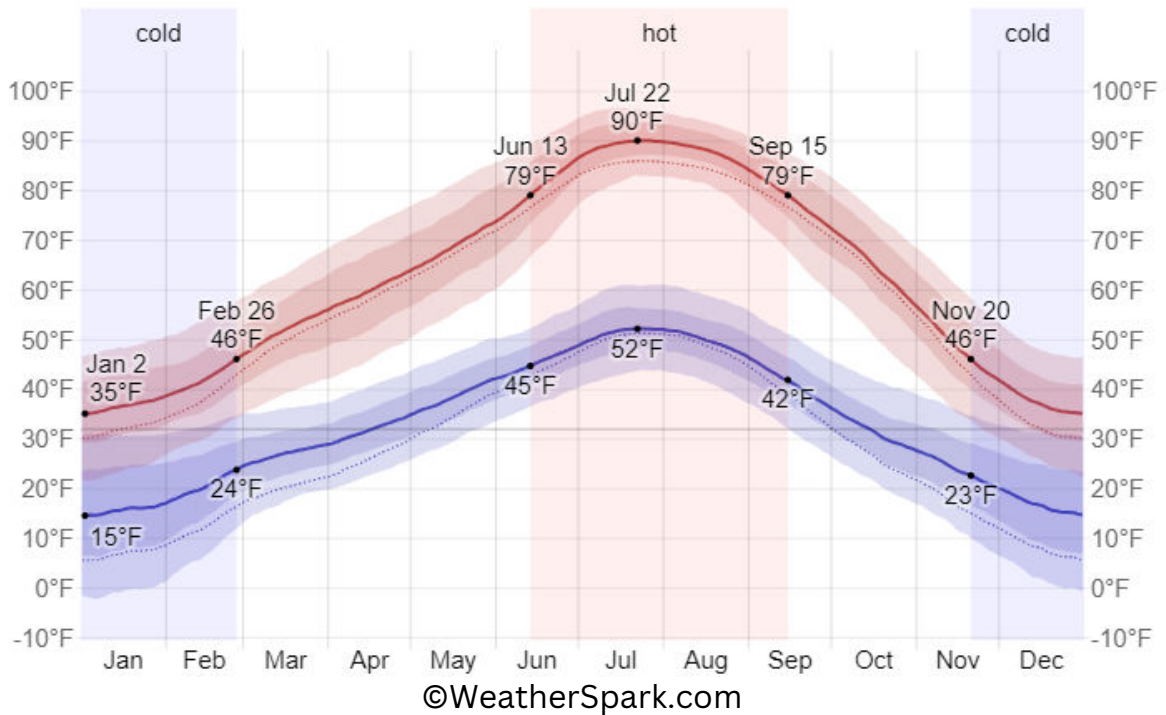
The **Southfork Recreation Area** is open year round, and hosts a variety of waterfowl, as well as an abundance of catfish, bass and trophy size trout. Wildlife such as mule deer, kit foxes, badgers and beavers can be seen in the meadows and hills nearby. Enjoy primitive camping, or the amenities of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

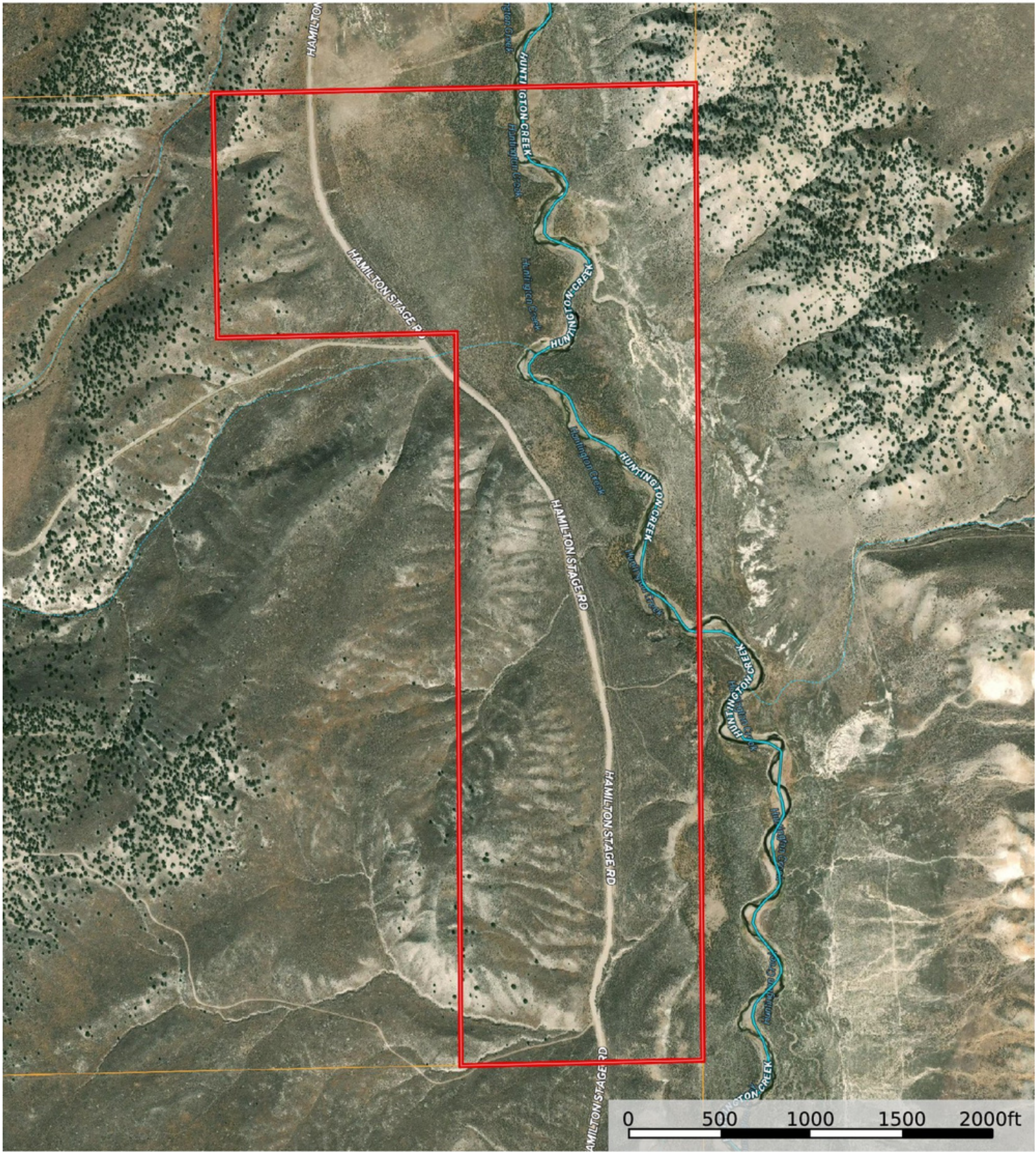


# Huntington Creek Location

Nevada, 200 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



# Property Summary

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- 200 deeded acres
- Surface water rights for 30 +/- acres
- Over 1/2 mile of Huntington Creek
- Beautiful views of the Ruby Mountains
- Nice location for horse and / or livestock operation
- Great area for outdoor recreation and hunting
- Short drive to Spring Creek, Elko and Lamoille
- Game Management Unit 65



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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