



Antelope Valley Farm

640 ± Acres

Lander County, Nevada



MILNE | MEDIA SOLUTIONS



775-761-0451 Cell | 775-455-0225 Office
www.OutdoorPropertiesofNevada.com

NV LIC. B.1002686.CORP



Introduction

Located between Austin and Battle Mountain in western Lander County, lies Antelope Valley farm. Equipped with 6 agricultural wells and 4 Zimmatic pivots, this beautiful 640 acre parcel produces high quality alfalfa, much of which is exported.

The property includes a modest 1,620 square foot manufactured home with three bedrooms and two bathrooms, a 680 square foot detached garage, and a spacious 50 x 60 foot shop with a concrete floor.

Battle Mountain is 62 miles north on Interstate 80, and offers a clinic, hospital, airport and basic amenities. With a population of about 4,200, the town hosts several events throughout the year, including a Basque festival and Chukar tournament. More extensive ag services can be found in the larger towns of Winnemucca to the west and Elko to the east.

The farm is situated in game management unit 156 and is bordered by BLM land to the west. North central Nevada offers a rich tapestry for outdoor recreational activities, alongside excellent hunting and fishing opportunities.

This 640-acre farm in western Lander County, Nevada, is a prime agricultural property with a strong production history. It features a comfortable home, ample storage, and is conveniently located near essential services and outdoor recreational activities.

Size & Zoning

APN 007-510-02 640 + /- Acres
Zoned A3 Land Use Code 692







**1,680 sf 3 bedroom,
2 bathroom manufactured
home.
680 sf detached garage**



**50' X 60' shop with concrete
floor and 220 power**





Regional Resources

Battle Mountain

Located on Interstate 80 halfway between the cities of Winnemucca and Elko, Battle Mountain is the county seat of Lander County. This small community of about 4,200 people sits at 4,511' elevation. It's economic base is gold mining and ranching, with tourism and gambling providing diversity. Battle Mountain hosts many events throughout the year, including annual car shows, a Basque festival, Chukar Tournament, World Human Powered Speed Challenge and a number of historic events. Shopping includes a Family Dollar, a smoke shop, a liquor store, a furniture store, 2 local grocery stores, a parts store, a machine shop and a farm and feed store. There is a clinic and small hospital, and the Lander County Airport is 3 miles southeast of town.

Elko

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.

Popular events here are the National Cowboy Poetry gathering every January, the annual Elko County Fair and Rodeo, and a Basque festival.

Winnemucca

Named for the Paiute chief Winnemucca, it is the only incorporated city in, and the county seat of, Humboldt County. With a population of approximately 8,430, it sits at an elevation of 4,295'. Winnemucca offers many of the amenities of a full size city with a hospital, doctors, farm and feed stores, shopping and entertainment. It is the home of the largest Ranch Hand Rodeo in Nevada and the Tri-county Fair and Stampede.

Austin

Though small in size, the historic mining town of Austin is a hub for a plethora of outdoor recreation and historical sites. Mountain biking, hiking, hunting and fishing are popular in the area. The Hickison Petroglyphs, Toquima Cave Pictographs, Toyiabe Crest Trail, Stokes Castle and Spencer Hot Springs are just a few of the sites that draw visitors to this area.

Events and Area Attractions

Battle Mountain

World Human Powered Speed Challenge



The world's fastest humans from around the world, including Australia, Canada, England, France, Italy, Japan, Mexico, Netherlands, Russia, and Scotland will attempt to break current land speed records-on a bike. Highway SR305 just south of town possesses the unique traits necessary for these highly engineered bicycles to achieve top speeds.

The high altitude and arrow-straight section of payment has drawn athletes to Lander County since 2000. (Credit Lander County Tourism)

Annual Chukar Tournament

Sometimes called the toughest bird in the west, chukars are between quail and pheasants in size. The annual tournament always draws a good crowd.



Elko

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.



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



Winnemucca



A statue of Sarah Winnemucca, daughter of Chief Winnemucca, stands in the state capital in Carson City. Sarah was a Paiute princess and an important individual in the history of Nevada and her tribe.

Much of Nevada has a strong Basque influence. Experience some of it for yourself, with delicious Basque cooking, served family style, at the historic Martin Hotel.



Austin

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.



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.



Property Summary

- 640 +/- Deeded acres
- 500+/- Irrigated acres
- 6 Agricultural wells
- 4 Zimmatic pivots
- 50' X 60' shop with concrete floor and 220 power
- 3 bedroom, 2 bathroom 1,620 sf manufactured home
- Detached 680 sf garage
- Strong production history of quality alfalfa
- Game Management Unit 156
- Midway between Austin and Battle Mountain

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.



Outdoor Properties of Nevada Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (775) 455-0225 Fax: (707) 455-0455
www.OutdoorPropertiesofNevada.com



Ellie Perkins | 775-761-0451
Ellie@ranchnevada.com
NV# S.198106