

Antelope Valley Farm

Water Resources Summary

Property Overview

Location: Antelope Valley, Lander County, Nevada
APN: 007-510-02
Hydrographic Basin: HA 057 – Antelope Valley
Deeded Acres: 640± acres | Irrigated Acres: Approximately 480 acres
Irrigation: Four operational center pivots served by five agricultural wells
Crop: Alfalfa

Groundwater Basin Overview

The property is located within Hydrographic Area 057 (Antelope Valley). According to the Nevada Division of Water Resources (NDWR), portions of the basin have experienced long-term groundwater level declines. Despite regional groundwater trends, the subject property continues to operate as an irrigated alfalfa farm with approximately 480 irrigated acres under four operational center pivots.

Water Rights Summary

Permit	Certificate	Priority Date	Allocation (AFA)	Well Log(s)
81893	22450	6/9/1960	380.96	5964; 146037
84566	22451	6/9/1960	259.04	121163
84567	22452	6/9/1960	259.04	121163
66415	17661	8/31/1960	612.66	83575
76703	22449	6/9/1960	380.96	107436
TOTAL			1,892.66	

Agricultural Well Summary

Well Log	Year	Depth	Pump Test / Notes
83575	2001	320 ft	1,800 GPM • 36 hrs
107436	2008	315 ft	Customer-designed test loop
121163	2014	1,000 ft	1,400 GPM • 10 hrs
136947	2021	600 ft	Deepened existing well
146037	2025	990 ft	1,000 GPM • 57 hrs (replacement for Log 5964)

Summary

The farm is irrigated by five agricultural wells serving approximately 480 irrigated acres under four center pivots. Historical well records document irrigation well production ranging from approximately 1,000 to 1,800 gallons per minute. The most recent replacement irrigation well was completed in 2025 and sustained a 57-hour pump test at 1,000 gallons per minute.

Disclaimer: This summary has been compiled from information believed reliable but is not guaranteed. Prospective buyers should conduct their own independent due diligence to verify all information, including water rights, wells, groundwater conditions, permits, allocations, and suitability for intended use.

Sources: NDWR well logs and water rights records; Seller-provided information. **Version 1.3 | July 2026**

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