



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Northfork Ranch

2,971.51 ± Acres | Northeast, NV



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NV#B.1001686.CORP

# Executive Summary



The Northfork Ranch, spans approximately 2,971± deeded acres on a scenic mountainside just north of Elko, Nevada. This is a turnkey, income-producing cattle operation with strong recreational appeal, complete with a full ranch headquarters, private airstrip and hangar, and modern improvements throughout with easy access to town.

Water resources are substantial, including 6,141 acre-feet from Humboldt River adjudicated and certificated rights. There are six pivots irrigating 590.46 acres, with an additional 1,578.94 acres under flood irrigation, totaling 2,169 irrigated acres, plus 802 acres of native rangeland. Currently, the ranch runs approximately 600 cow/calf pairs and 200 replacement heifers for the season.

Wildlife is abundant, with moose, elk, mule deer, antelope, and Lahontan cutthroat trout across three creeks. Improvements include a nearly 5,000 SF renovated main residence, guest accommodations, horse and hay facilities, shop buildings, and a 2,800' private airstrip with a 4,000 SF hangar. This is the quintessential turnkey gentlemen's ranch.



## Water Resources & Farm



Water is exceptionally plentiful on this property. 6,141 acre-feet of water from the Humboldt River Adjudication water rights\* and certificated water rights\*\* for 1,500 yearlings seasonally.

\*Adjudication refers to a judicial process whereby water rights are determined or decreed by a court of law.

\*\*Once the proof of beneficial use has been filed and any other terms complied with, the State Engineer prepares a certificate describing the use to be made of the water as shown on the Proof of Beneficial use.

Six pivots are utilized to produce hay for cattle grazing. The ranch currently runs approximately 600 cow/calf pairs and 200 replacement heifers for the season. The pivots irrigate 590.46 acres while flood irrigation encompasses an additional 1,578.94 acres totaling 2,169 acres of irrigated land. 802 acres remain of native, non-irrigated, rangeland.





# Recreation



For the outdoorsman, few offerings compare to the size and untapped beauty of this ranch. The ranch offers an incredibly diverse wildlife habitat for Shiras moose, rocky mountain elk, mule deer, several hundred antelope, among many others. The three streams (California Creek, Winters Creek, & Foreman's Creek; headwaters of the Humboldt River) on the ranch have Lahontan cutthroat trout in them; the spawning ground for the Lahontan cutthroat trout. Enjoy horseback riding and hiking on your own piece of paradise with breathtaking views from the snowcapped mountains to the miles of greenery from the irrigated hay fields to the lush meadows.

There are only a handful of ranches that fit this incredible description and beauty in Nevada. It is what many would create if they were able to craft their ultimate ranch from scratch.



# Improvements



- A nearly 5,000 SF 5-bedroom, 5 bath renovated main residence
- Main residence renovated as a Bed & Breakfast
- Two renovated 2 bed/1bath apartments
- Comfortable 1,716 SF manufactured home with laundry room for guests or employees
- Roughly 16 stall horse barn
- Two large fully enclosed hay barns
- One large heated repair shop with adjacent fully enclosed equipment storage
- A 2800' long by 100' wide private airstrip
- Approximately 4,000 SF aircraft hangar
- Old original 1860s cabin still intact; preserved

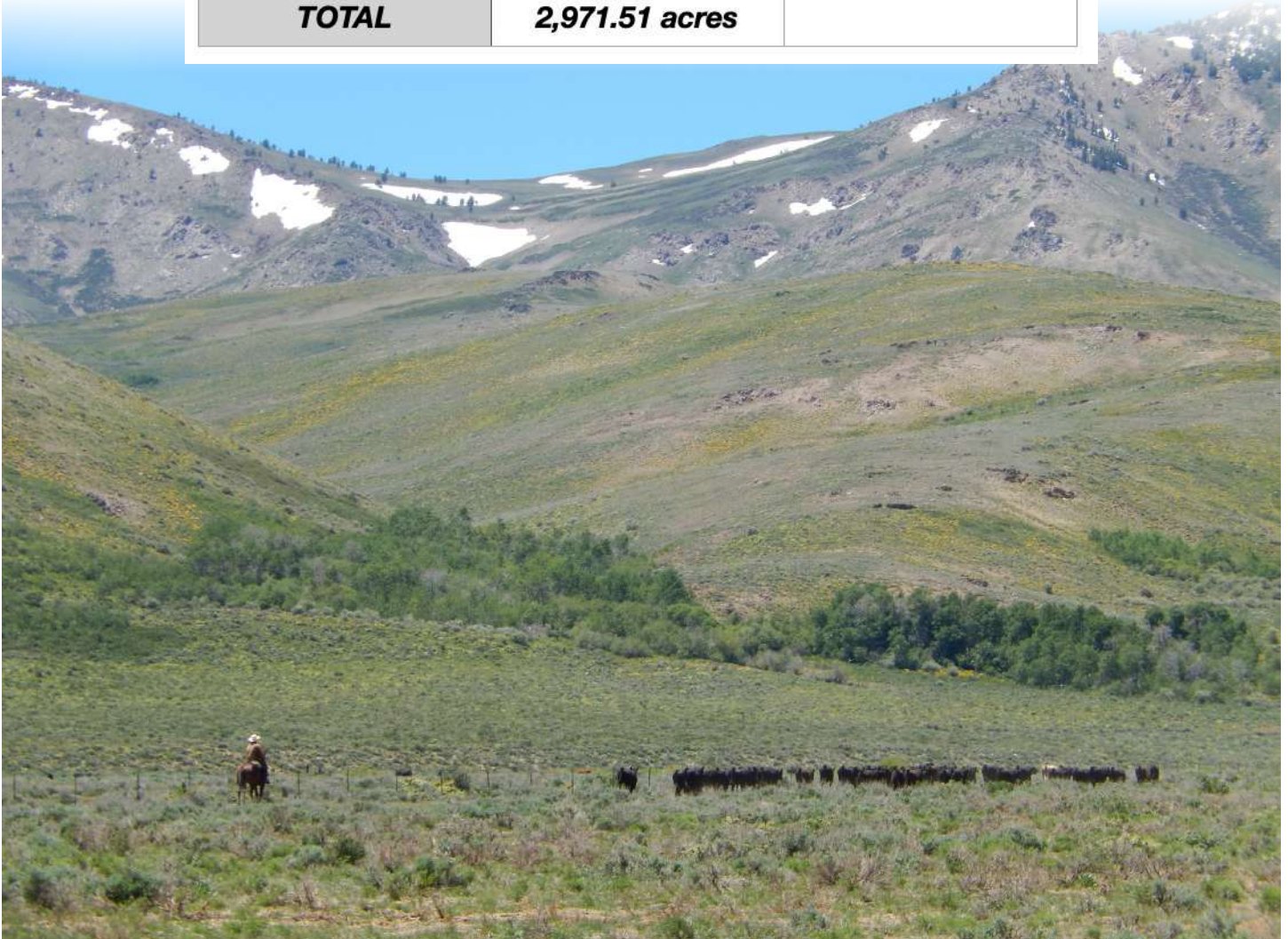


# Size & Zoning

The Northfork Ranch consists of 5 deeded parcels totaling 2,971.51 acres. The most recent property taxes were \$18,998.01. It is zoned OS -- Open Space District (agricultural) in 40-acre minimum parcels. This property is governed by the Elko County Zoning Ordinance.

*Please refer to the Elko County Code, Title 4, Zoning Regulations for a complete list of allowed uses for this property.*

APN	Acreage	Zoning
005-580-004	1,518.08 acres	OS
005-580-007	1,080 acres	OS
005-580-008	120 acres	OS
005-580-014	212.38 acres	OS
005-590-016	41.05 acres	OS
<b>TOTAL</b>	<b>2,971.51 acres</b>	



# Location



## About Elko, NV:

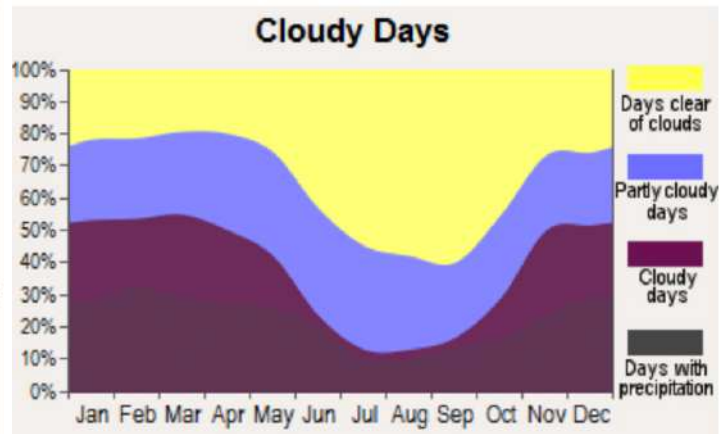
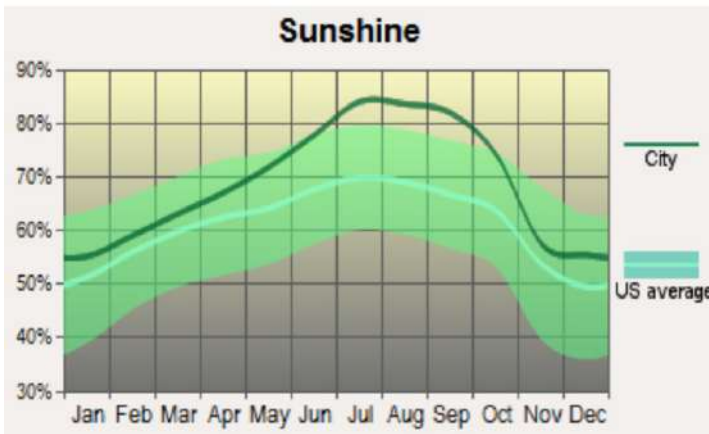
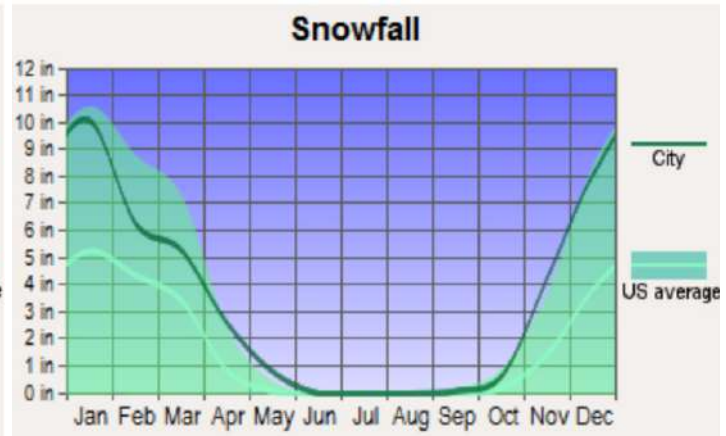
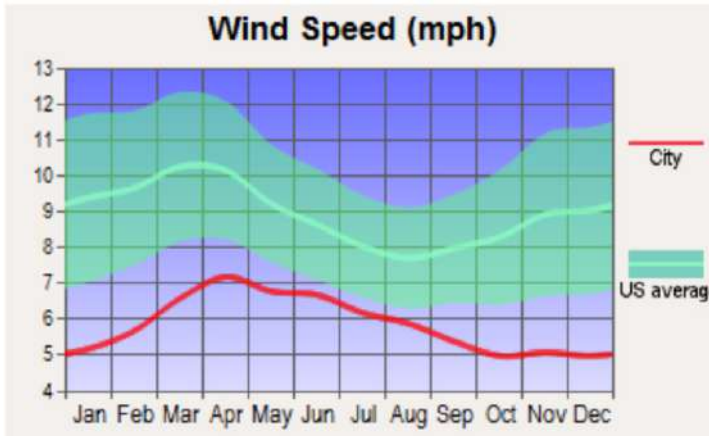
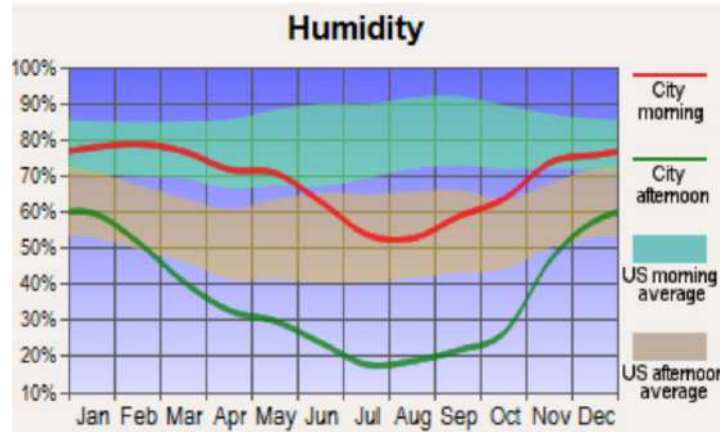
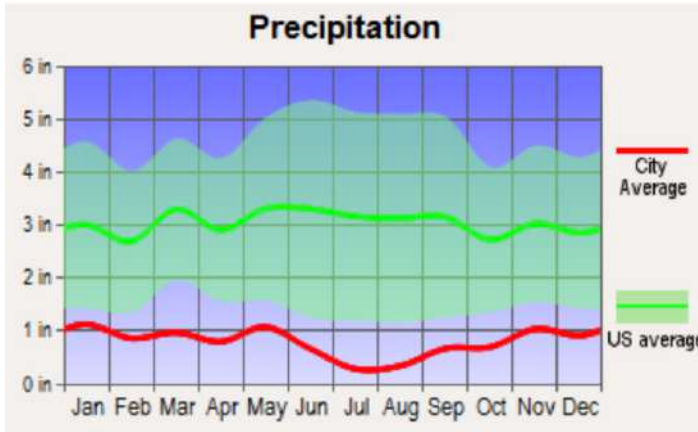
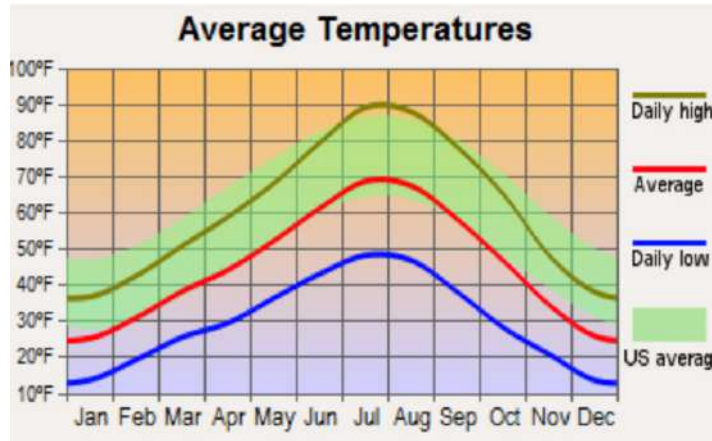
Elko, Nevada, located in the northeastern part of the state, is the largest city and county seat of Elko County. Positioned along the Humboldt River, it serves as the region's commercial, cultural, and recreational hub. Known for its strong Western heritage, Elko is home to the National Cowboy Poetry Gathering, the Western Folklife Center, and Great Basin College. The local economy is driven primarily by gold mining—Elko is widely considered the capital of Nevada's gold belt, along with ranching and tourism. Nevada ranks as the top gold-producing state in the U.S., and Elko County, spanning over 10,000 square miles, is one of the largest counties in the country. Its population as of 2024 was 20,822. Surrounded by the scenic Ruby Mountains and expansive high desert, Elko offers excellent access to outdoor recreation, including hunting, fishing, hiking, and wildlife viewing, making it a well-rounded destination for both residents and visitors.

## About Elko County, NV:

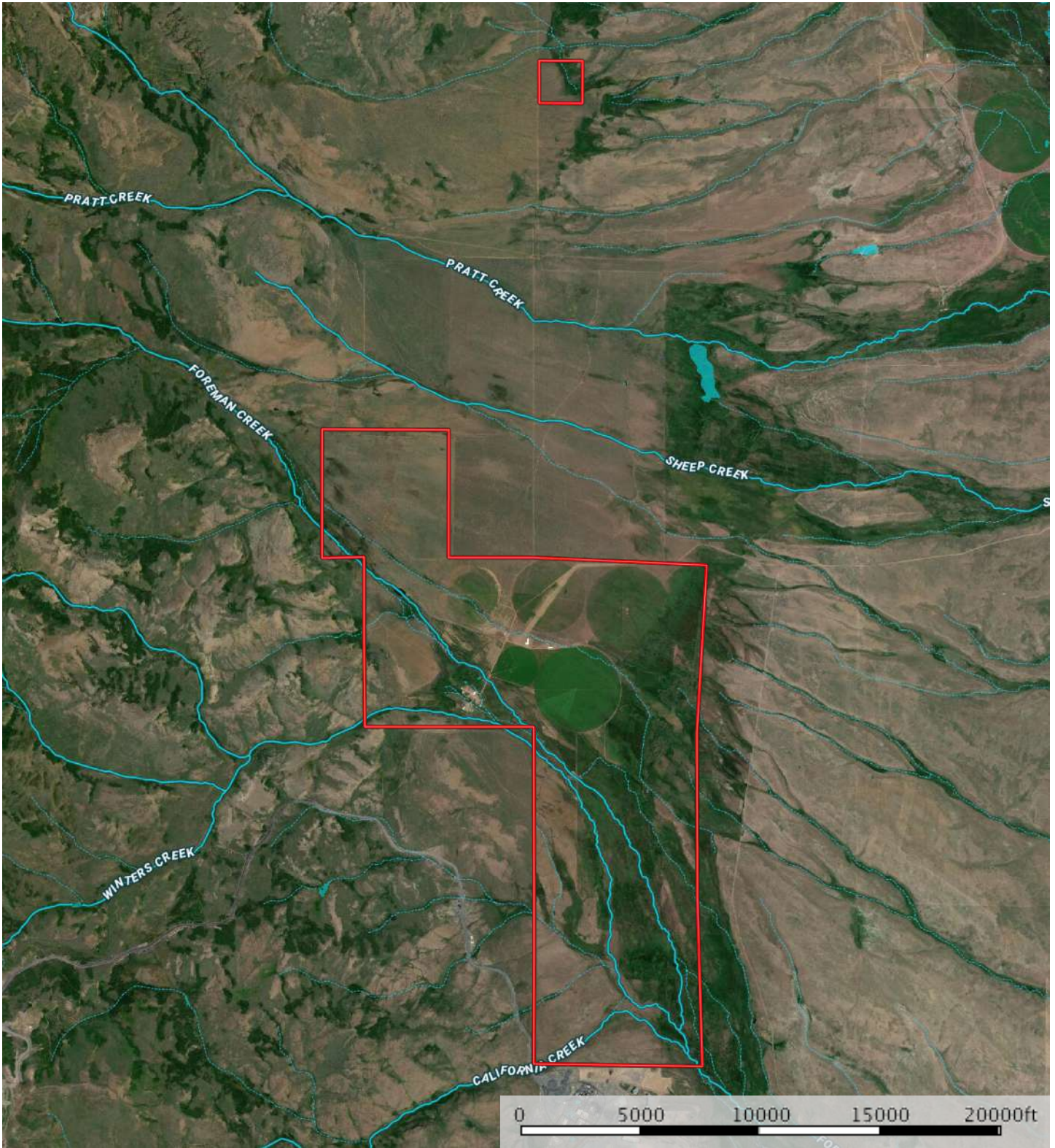
Elko County, Nevada, located in the northeastern part of the state, is a vast and diverse region renowned for its rugged landscapes and rich history. Spanning over 17,000 square miles, the county offers a wide range of outdoor recreational activities, from hiking and camping to fishing and hunting. It is the fourth-largest county by area in the contiguous United States. It is one of the only 10 counties in the U.S. with more than 10,000 square miles of area. The area's Western heritage is celebrated through events like the National Cowboy Poetry Gathering, while its mining history is showcased in museums and historical sites. Elko County also boasts a strong Native American presence, with opportunities to learn about their culture and traditions. With its stunning natural beauty, cultural offerings, and abundant wildlife, Elko County is a captivating destination for those seeking to immerse themselves in the rugged charm of the American West. According to the 2020 US Census, the population was 53,702.



# Weather for Elko, NV

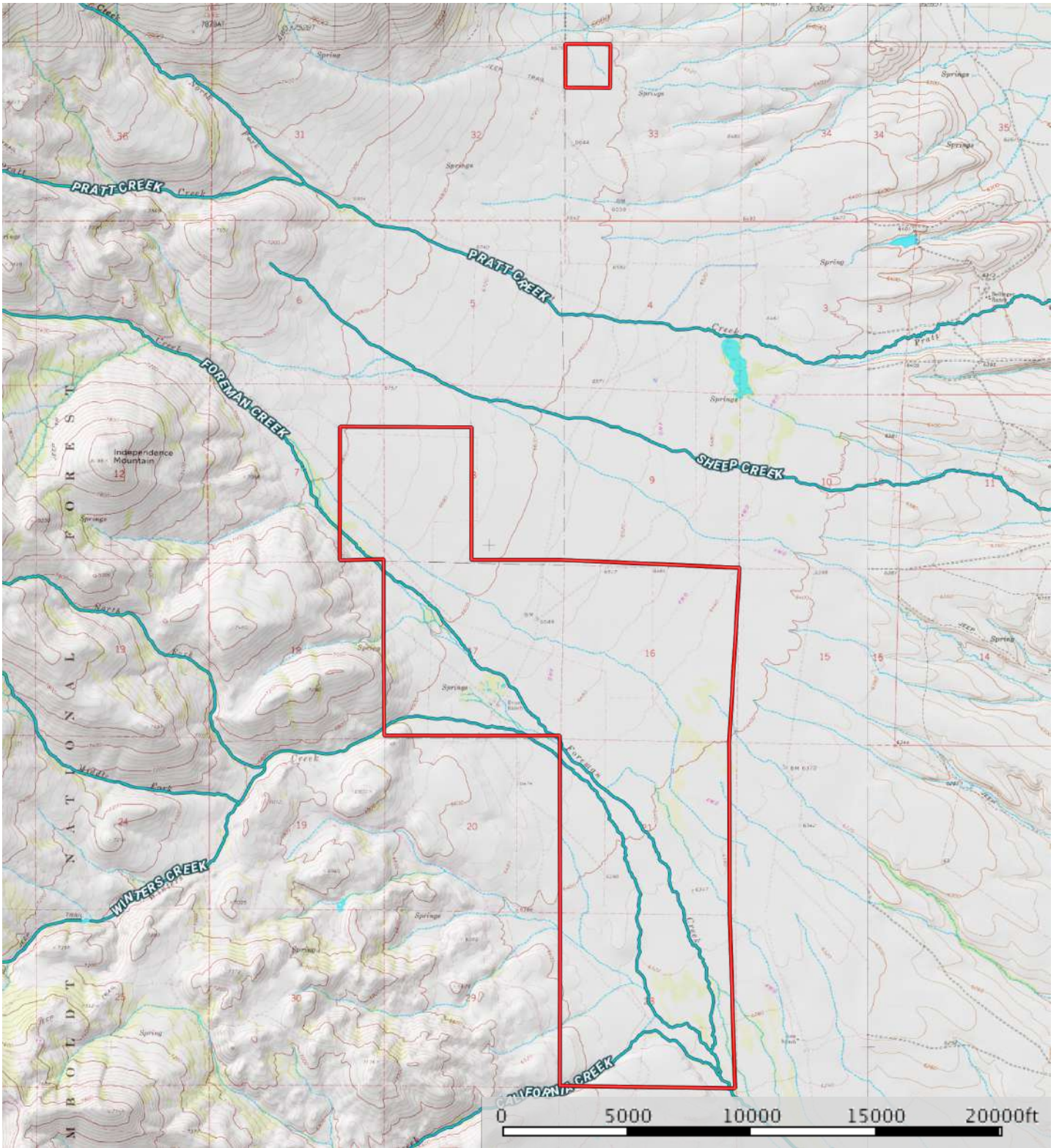


# Satellite Map: Overview



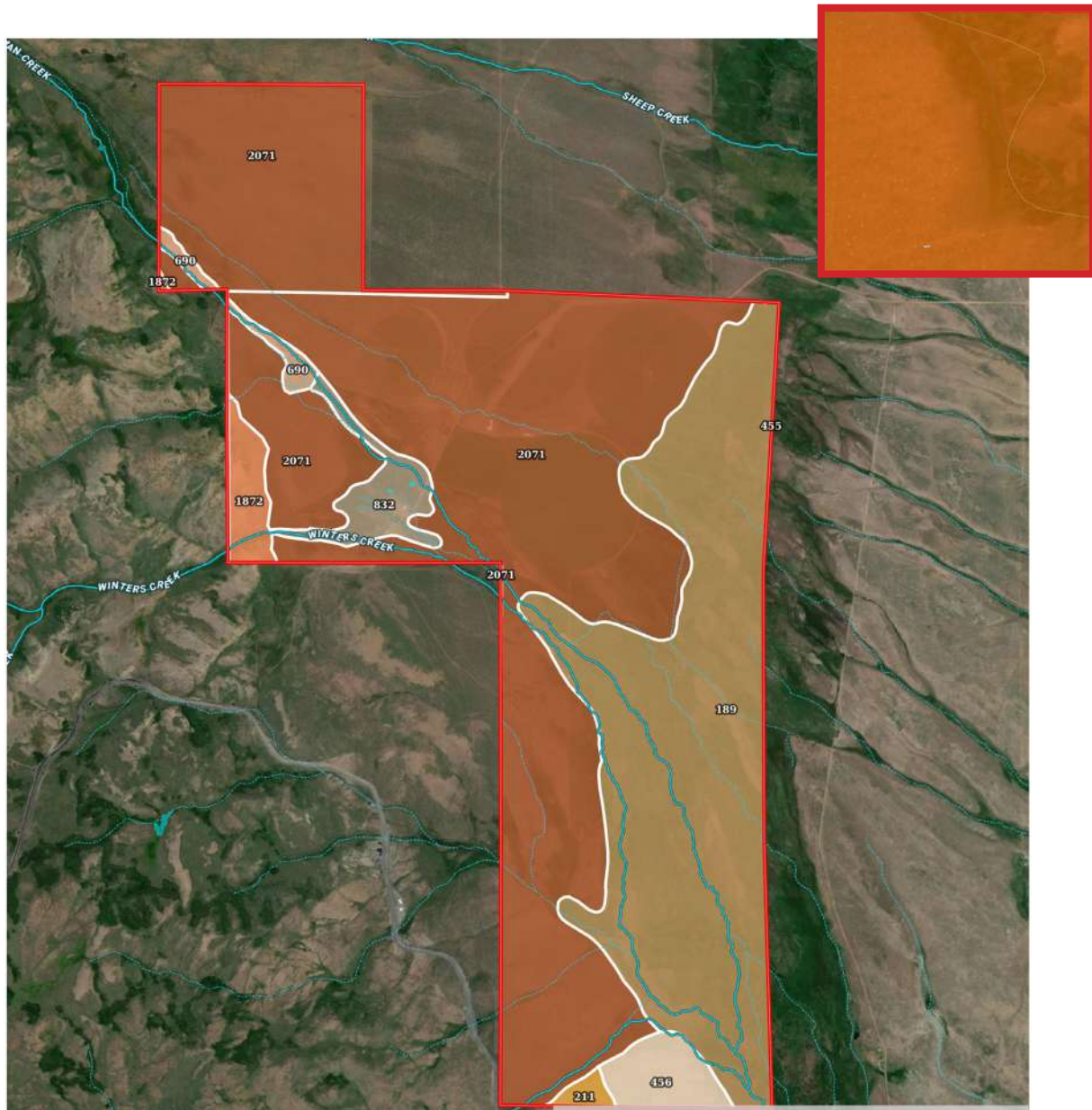
- Property Boundary
- Stream, Intermittent
- River/Creek
- Water Body

# Topo Map



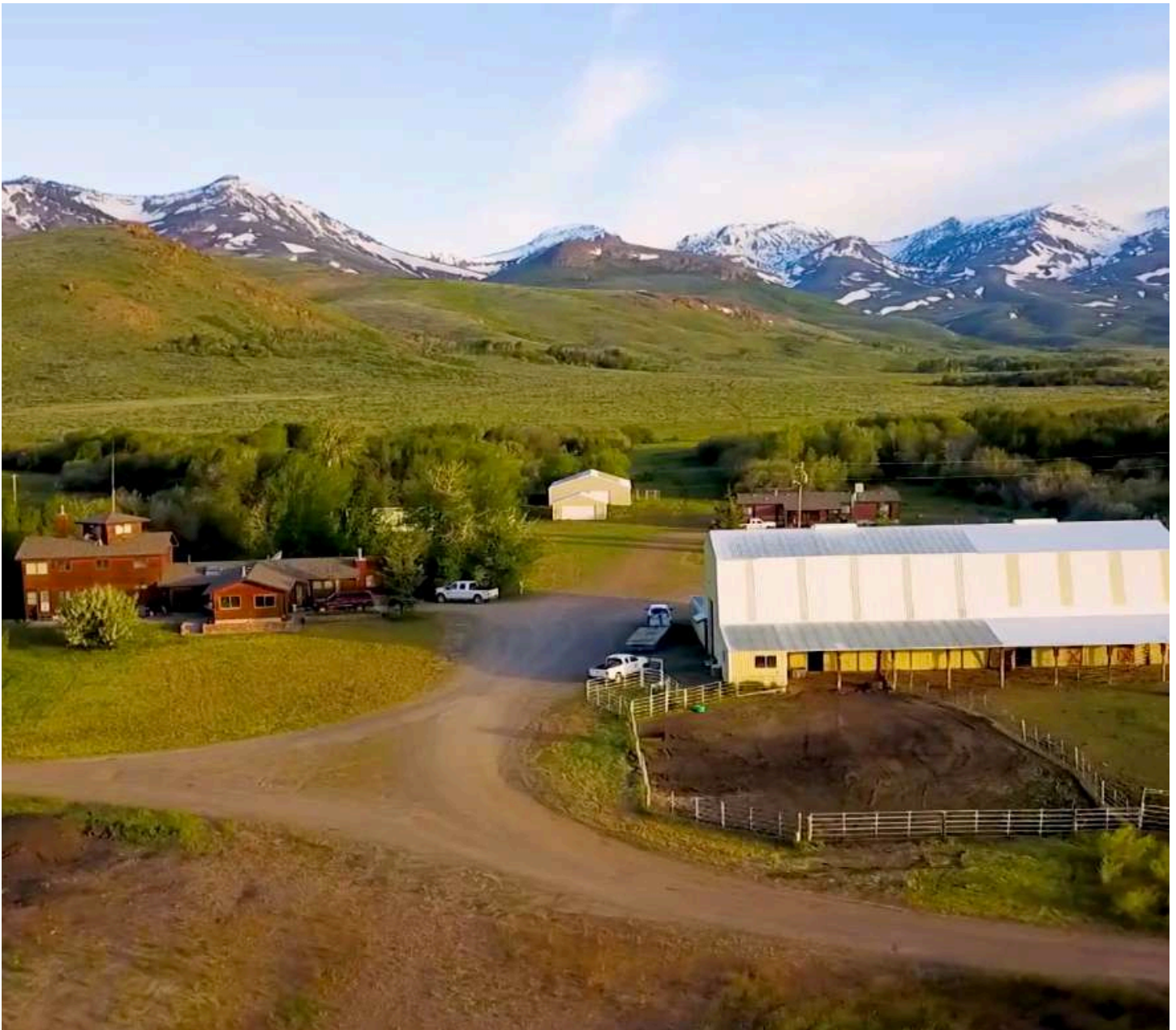
-  Property Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2071	Heechee-Heechee, very cobbly association	1770.09	61.1	0	10	7s
189	Crooked Creek, gravelly substratum-Crooked Creek association	906.83	31.3	0	10	5w
832	Alburz-Alburz variant association	69.57	2.4	0	2	6w
456	Donna-Stampede-Gance association	61.51	2.12	0	12	7s
1872	Chen-Sumine-Tusel association	52.23	1.8	0	4	7s
690	Chug-Welch association	23.95	0.83	0	23	6c
211	McIvey-Igdell-Bilbo association	12.64	0.44	0	13	6c
455	Donna-Kleckner-Donna, strongly sloping association	0.13	0.0	0	11	7s
TOTALS		2896.95(*)	100%	-	9.86	6.34

*For full soil report details, please contact our office*



*Outdoor Properties of Nevada, Inc. has been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable; however, its accuracy is not guaranteed or warranted by Outdoor Properties of Nevada, Inc. or the seller. Prospective buyers are advised to conduct, and are responsible for conducting, their own independent investigation of all information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice. The seller reserves the right to accept or reject any offer at their discretion.*

***Showings available to prequalified buyers with a signed NDA***



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