

- For Sale -

# Central Nevada Ranches

## Two cattle and sheep ranch investment opportunities

Property 01 – The Wildhorse Ranch and Fish Creek Complex (see attachment)

Property 02 – The Segura Ranch Complex (see attachment)

Both of these ranches are steeped in Nevada history.

- The Wildhorse ranch with its luscious, irrigated meadows in a high country setting and its frontage on Wildhorse Reservoir.
- &
- Segura Ranch at the base of a beautiful canyon with many springs and the capability of running cattle and sheep, with two pivots to supply supplemental feed in a very pristine setting.

Both are blue chip ranches.

Between the two ranches an owner could run 700+ cows and 2,578 sheep year 'round. For further information on public grazing allotments and water rights, please contact the Broker.

There will be some trucking involved moving cattle between ranches – about a 3-hour trip.

Approximately 100 head of cattle could remain on Segura Ranch with the balance going north to Wildhorse Ranch for the summer.

Attached are the current owner's annual income statement including PRF summaries for both ranches.

**Tom Gunn, Broker**

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**GUNN & ASSOCIATES REAL ESTATE, INC.**

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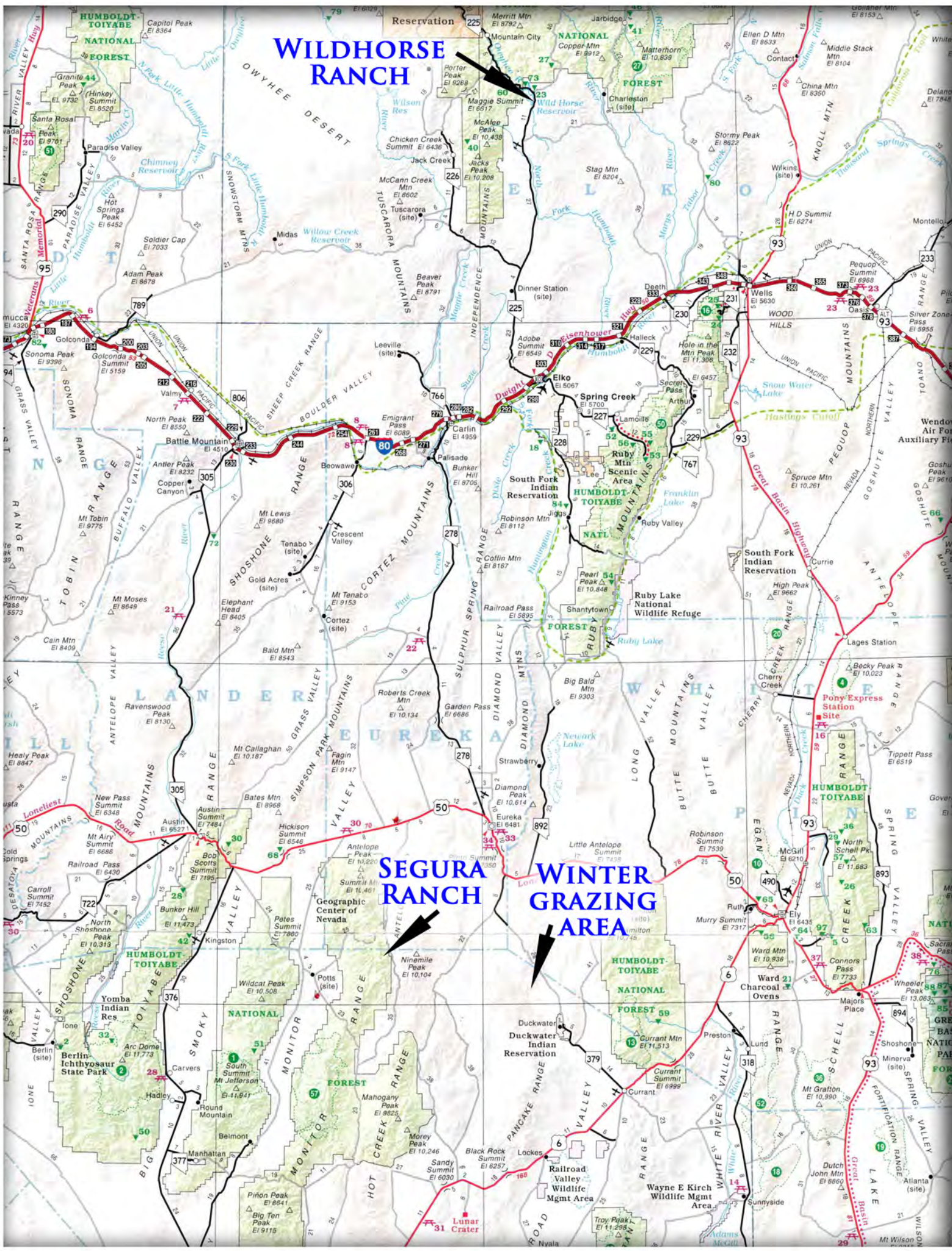
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# WILDHORSE RANCH



# SEGURA RANCH

# WINTER GRAZING AREA



# Wildhorse & Fish Creek Ranch

There are +/-830.5 deeded acres located +/-60 miles north of Elko Nevada on State Route 225.

The ranch headquarters and deeded land is all on the west side of the highway except for a USFS grazing allotment for summer use is to the east of the reservoir which covers about 10,000 acres, and a BLM grazing allotment which covers about 32,435 acres which is to the west of the reservoir all out the gate.

Combined, an owner could run 600+ cattle in the summer months, or 4,122 AUMs from 5-1 to 11-1 each year and then move 300 head to the winter BLM grazing allotment known as Pancake Black Point and the balance on to some of the Segura Ranch grazing allotments nearby Pancake. On March 1<sup>st</sup> all 600 head would move to next door's Fish Creek allotment and then return to the summer grazing in late May.

Of the deeded land the Wildhorse Ranch has +/-361.81 acres of water rights supplied by Clear Creek and its tributaries to irrigate the luscious meadow grass.

Historically an owner could put up one cutting of meadow hay for winter feed and then pasture off the balance after coming in from the public grazing allotment, then start moving the cows to Pancake Black Point grazing, and then on to Fish Creek grazing allotment with 600 cows, before going back to Wildhorse Ranch to start over again.

There is a good set of corrals for working and loading cattle. Under construction is a new building which could become a residence, and office with equipment storage. The residence portion overlooks the meadows.

There is harvesting equipment that is included in the sale for just that purpose.

Wildhorse Ranch is an historic cattle ranch with gorgeous panoramic views of the Independence Mountains and the Wildhorse Reservoir where Wildhorse Ranch has reservoir frontage.

The wildlife features good fishing, migrating birds, mountain lions, bobcat, deer, and all the animal life that is native to Northern Nevada.

A blue-chip investment for a hands-on operator or absentee ownership, and a wonderful retreat property as well.

For price and further information please contact:

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WILDHORSE RESERVOIR

WILDHORSE RANCH



NoName

MOUNTAIN VIEW

GUENON

NoName

EMERALD AVE

GUENON

## Wild Horse & Fish Creek PRF Information and Potential Grazing Income:

### Attached are the 2 PRF summaries:

- Wild Horse Elko, NV: Average Net/Year since 2003 = \$30,295.13

- Firsh Creek Eureka NV: Average Net/Year since 2003 = \$333,245.01

**Total average Net/Year since 2003 = \$363,540.14**

### Potential Grazing Income:

- Wild Horse: Wild Horse group BLM:  
574 heads X \$40 X 6 Months = \$137,760.00

Clear Creek USFS  
110 heads X \$40 X 6 Months = \$26,400.00

Riffe Creak  
238 heads X \$40 X 6 Months = \$57,120.00

- Fish Creek: Fish Creek Valley  
600 heads X \$40 X 9.5 Months = \$228,000.00

**Total Grazing Income = \$449,280.00**

**Grand Total Income = \$812,820.14**



**PRF Performance Summary**  
WILD HORSE/FISH CREEK COMBINED

STEVEN REDD  
2277 W 700 S  
Springville, UT 84663

**WILD HORSE/FISH CREEK COMBINED | All PRF Policies**

2003-2022 | 164,416 Total Net Acres

	<b>Per Acre</b>	<b>Enterprise</b>
<b>Totals for 20 years</b>		
Total Indemnity:	81.82	13,452,110.28
Total Premium:	37.60	6,181,307.52
Total Net Indemnity:	44.22	7,270,802.76
<b>Annual Averages</b>		
Average Indemnity:	4.09	672,605.51
Annual Premium:	1.88	309,065.38
Avg Net/Year:	2.21	363,540.14
Indemn./Prem. Dollar:	2.18	2.18

*For all years, the average out of pocket due was \$0.05, or a total of \$7,452.62.*

Wildhorse Ranch

PERSONAL PROPERTY\*

- 1) 1975 International Dump Truck,
- 2) Kunn Speed Rake SR112 SS#E3014,
- 3) Case International Mdl 8580 4x4 Baler SS# CFH0026466,
- 4) Massey Ferguson 10 ½ foot Rotary Disc Mower SS# AGCM13300BHDM51,
- 5) 24 foot Meadow Drag,
- 6) Pumps and Panels,
- 7) Stock water troughs,
- 8) Fixed Corrals,
- 9) Loading Chute,
- 10) Range Improvements.

\*NOTE: Subject to change

BUYER INITIALS \_\_\_\_\_

SELLER INITIALS \_\_\_\_\_







# Segura Ranch

The Segura Ranch is located in Antelope Valley at the base of the Toiyabe Mountain Range, southwest of Eureka Nevada and consists of +/-970 acres.

The Segura Ranch is comprised of almost 500,000 acres of BLM grazing land plus the deeded land. Together it is believed to run 354 cows June 1 through February 28. In addition 2,578 sheep graze BLM allotments from 6-1 to 4-15 each year then come inside for lambing and shearing. Additional feed is inside the 970 acres deeded acres plus hay grown on the ranch under two, 120 acre pivots and a 60 acre pivot operated by two diesel powered irrigation wells and about 50 acres by gravity flow water out of a large pond. The Ranch has a tremendous amount of groundwater and springs for stockwater throughout the overall property. Some water hauling is necessary.

At the headquarters is a residential dwelling and a very large +/-40' x 200' sheep handling building with 12' eves and sheep pens able to take care of spring shearing and lambing.

The headquarters is in a beautiful setting. Ponds and springs throughout the deeded and BLM lands; some internal grazing. Large areas of white sage.

The Ranch is about 6,000 feet in elevation. Soil is good for growing forage. An owner could expect +/-1,000 tons of baled feed annually. County maintained road. Stockwater wells on deeded land are solar powered.

Overall the Segura Ranch is in decent shape. The farmable forage stands should be replanted to achieve maximum tonnage. All else is operational. No livestock included. Off the grid.

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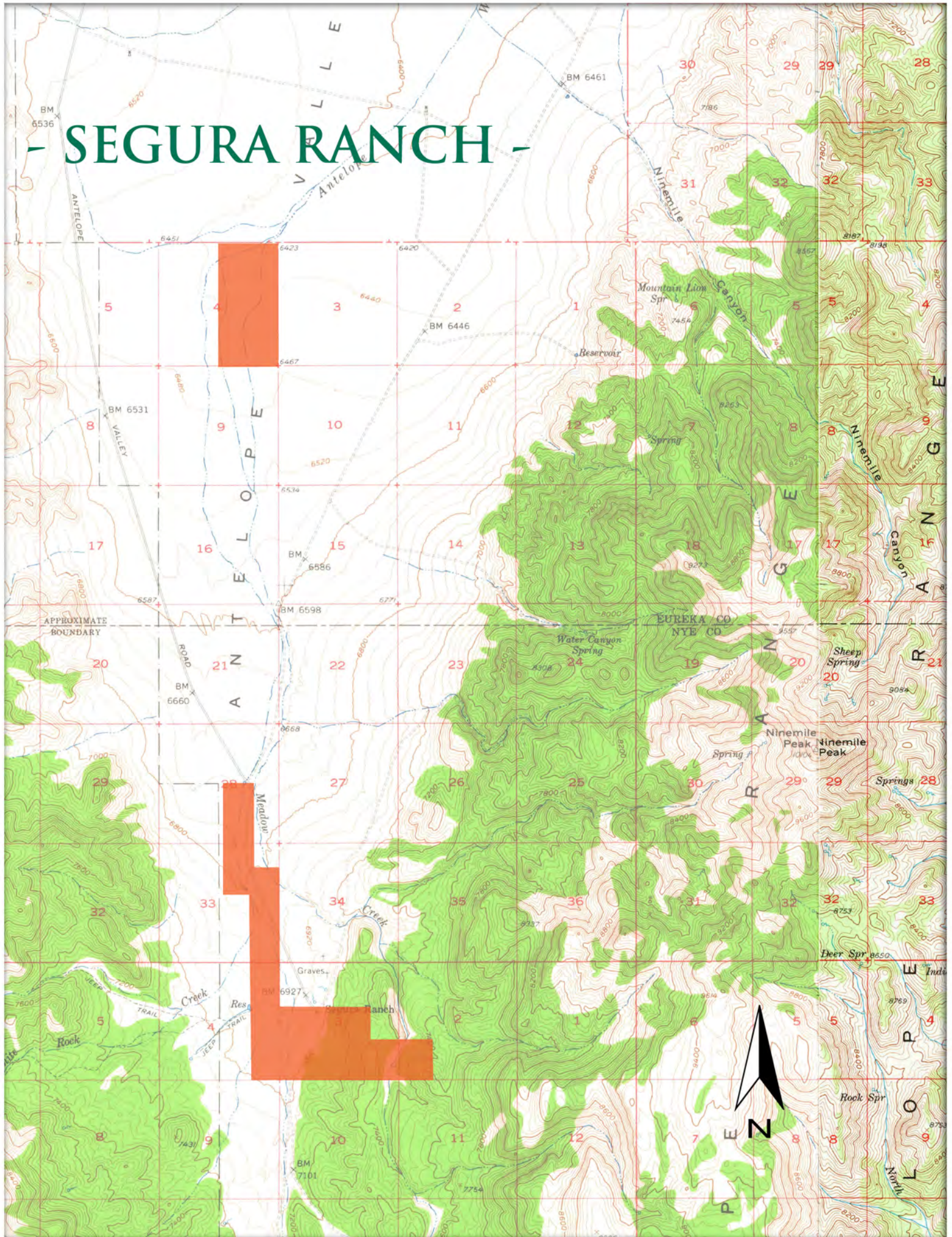
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# SEGURA RANCH



**Segura Ranch PRF Information and Potential Grazing Income:**

**Attached are the PRF summary:**

- Segura Ranch NV: PRF Average Net/Year since 2003 = **\$883,007.05**

**Potential Grazing Income:**

- 354 Cattle X \$40 X 9 Months = \$127,440.00
- 2578 Sheep X \$2 X 5.5 Months = \$28,358.00
- 1333 Sheep X \$2 X p Months = \$23,994.00

**Total Grazing Income = \$179,792.00**

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**Grand Total Income = \$1,062,799.05**



STEVEN REDD  
 2277 W 700 S  
 Springville, UT 84663

**PRF Performance Summary**  
 SEGURA RANCH - HIGH NET

**SEGURA RANCH - HIGH NET | All PRF Policies**

2003-2022 | 245,000 Total Net Acres

	<b>Per Acre</b>	<b>Enterprise</b>
<b>Totals for 20 years</b>		
Total Indemnity:	114.46	28,043,240.96
Total Premium:	42.38	10,383,100.00
Total Net Indemnity:	72.08	17,660,140.96
<b>Annual Averages</b>		
Average Indemnity:	5.72	1,402,162.05
Annual Premium:	2.12	519,155.00
Avg Net/Year:	3.60	<u>883,007.05</u>
Indemn./Prem. Dollar:	2.70	2.70

*For all years, the average out of pocket due was \$0.12, or a total of \$29,034.66.*

# Segura Ranch

320 Acres

 Potential hay stacking areas

Equipment Parking Area

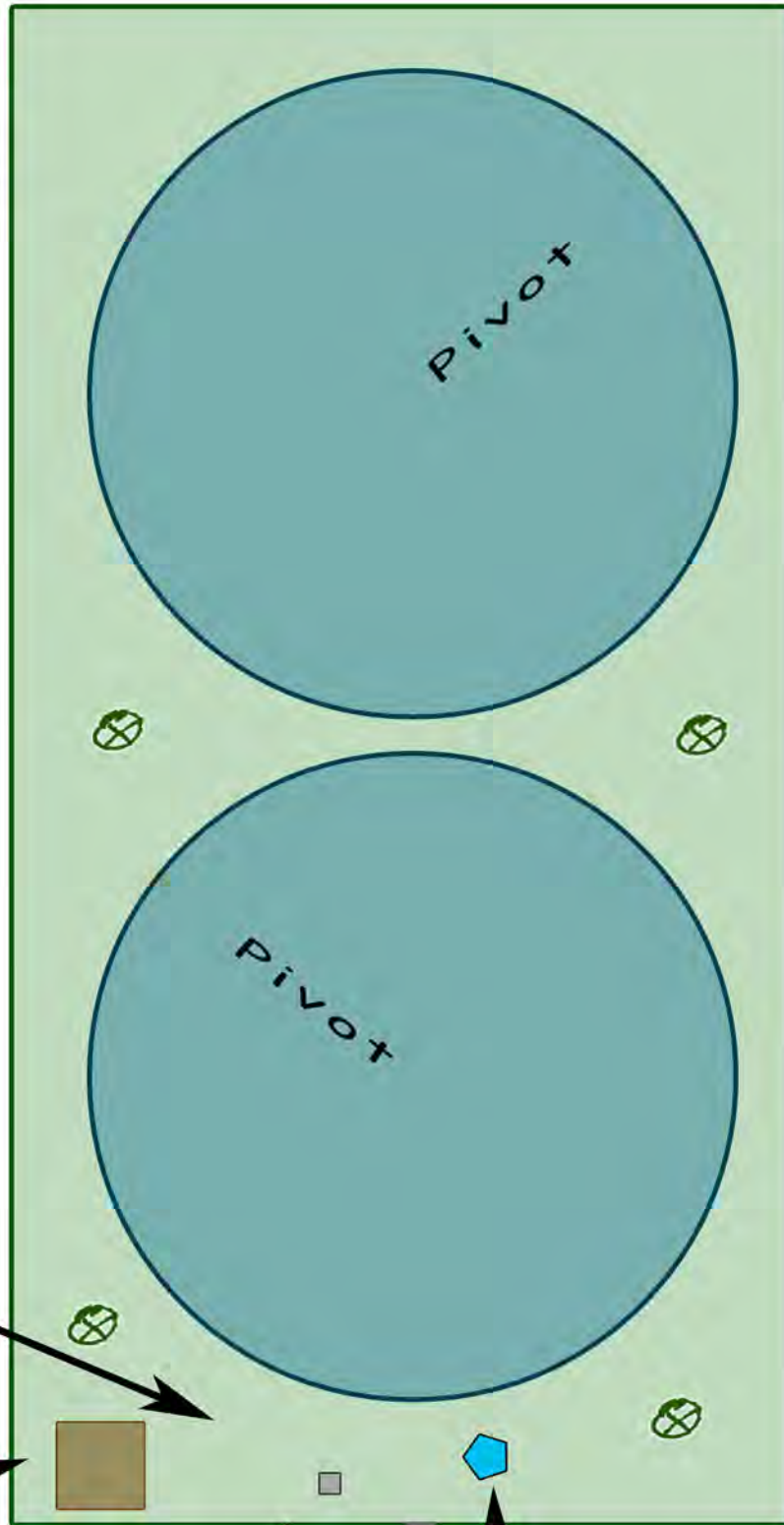
Feedlot

Storage Building

Well Head Pump and Generator

Access

Not to scale



# - SEGURA RANCH -



*There are two 125 acre Zimmatic pivots to grow supplemental feed. 3+ tons per acre is achievable. Pivots are newer.*

*There is a +/-60 acre pivot at the headquarters. All pivots powered by diesel.*

*A nice size pond that irrigates additional 40-50 acres of feed runs year 'round. Old headquarters beyond the pond seen here.*



*One of the stockwater wells on the deeded portion of the ranch. Solar operated.*

# - SEGURA RANCH -



*Sheep handling area. Large enclosure building, well built for shearing, lambing and holding.*



*Pens all well watered.*



*Nice setup for sheep or equestrian center.*





