

# *DIXIE VALLEY FARM*



*Offered for sale by*  
***Gunn & Associates***  
***Real Estate, Inc.***  
***Tom Gunn - Broker***  
***Lic. #B.0014531***  
***775-343-0200***

# Farm For Sale

Dixie Valley, Nevada  
Section 35

Located just east of Fallon and southeast of Lovelock is a 640 acre alfalfa farm in Pershing County.

This farm is in the very north end of Dixie Valley between the Clan Alpine and the Stillwater Mountain ranges.

It can be accessed off of Highway 50 on State Route 121 or from Lovelock at the Colado exit on Interstate 80.

The farm is served by 110 volt electrical power via NV Energy for domestic use around the headquarters and there is cell phone service. All irrigation power is by diesel generator.

There are 4 irrigation wells, 2 of which are connected by underground pipeline. The draw down is fairly shallow which helps with the cost of irrigation.

The soil is of historic alluvial fans composed of silty clay and sand clay loams with gravel strata from 5 feet to 120 feet deep.

The farm is in an area of warmer mild climate allowing a grower 6-7 tons of baled alfalfa hay per acre annually.

Alfalfa does very well on this farm.

Improvements consist of:

- 1 – Manufactured residence
- 1 – Duplex residence
- 1 – Shop
- 1 – Storage building

The owner has installed 2 new Zimmatic pivots and a small center pivot between the existing pivots will be installed soon. This will bring farm production to +/-500 acres.

All new seeding alfalfa was planted in 2020 and is producing high tonnage.

Water quality is good, soils are conducive for growing all forage crops, there is room to add a feedlot, and there are no squirrels or gophers on the this basic and good producing farm.

Asking \$2,150,000

For further information please contact:

**Tom Gunn, Broker**

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775-343-0200

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

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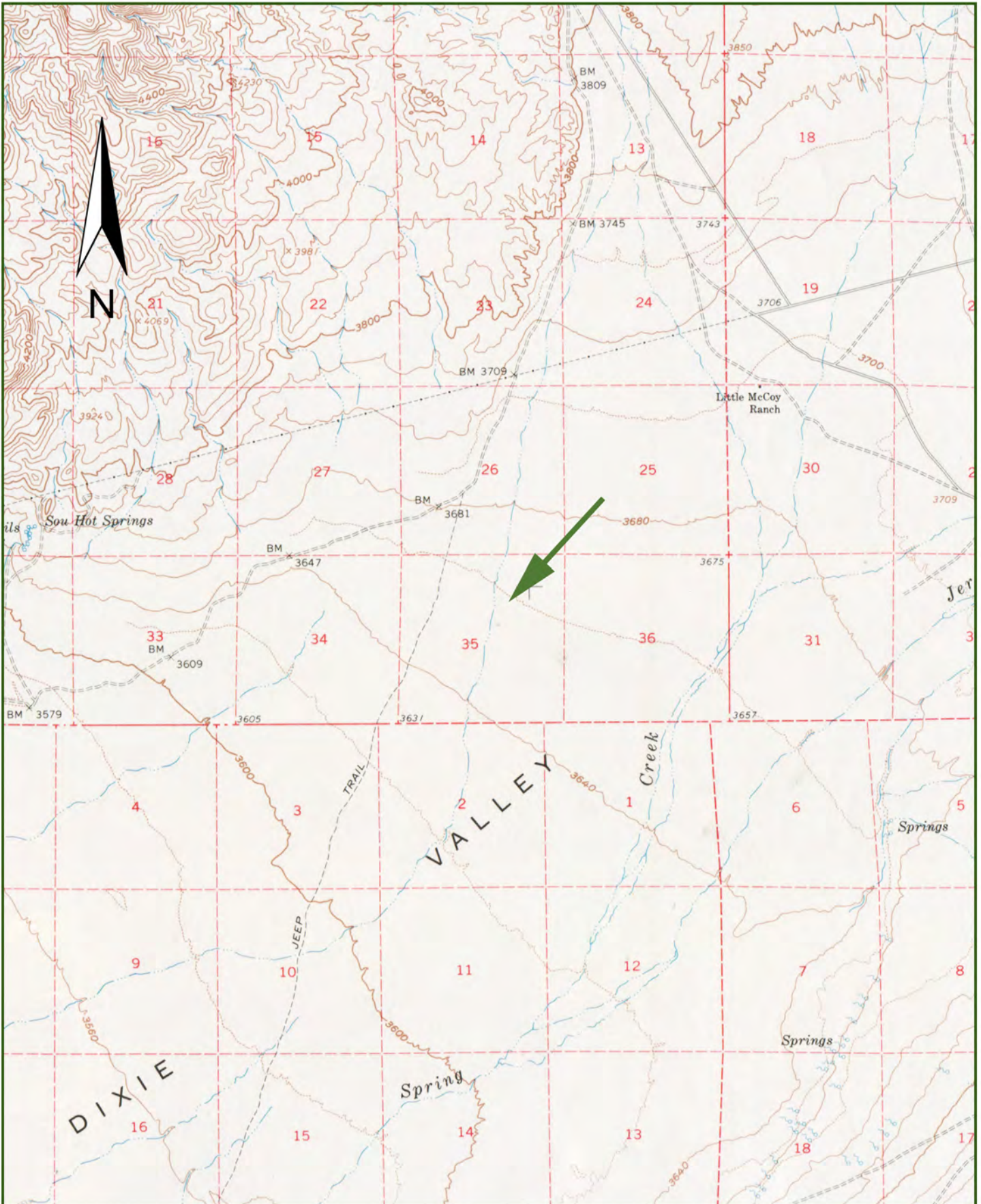
fax: 775-343-0202

Email [NevadaFarmland@aol.com](mailto:NevadaFarmland@aol.com)

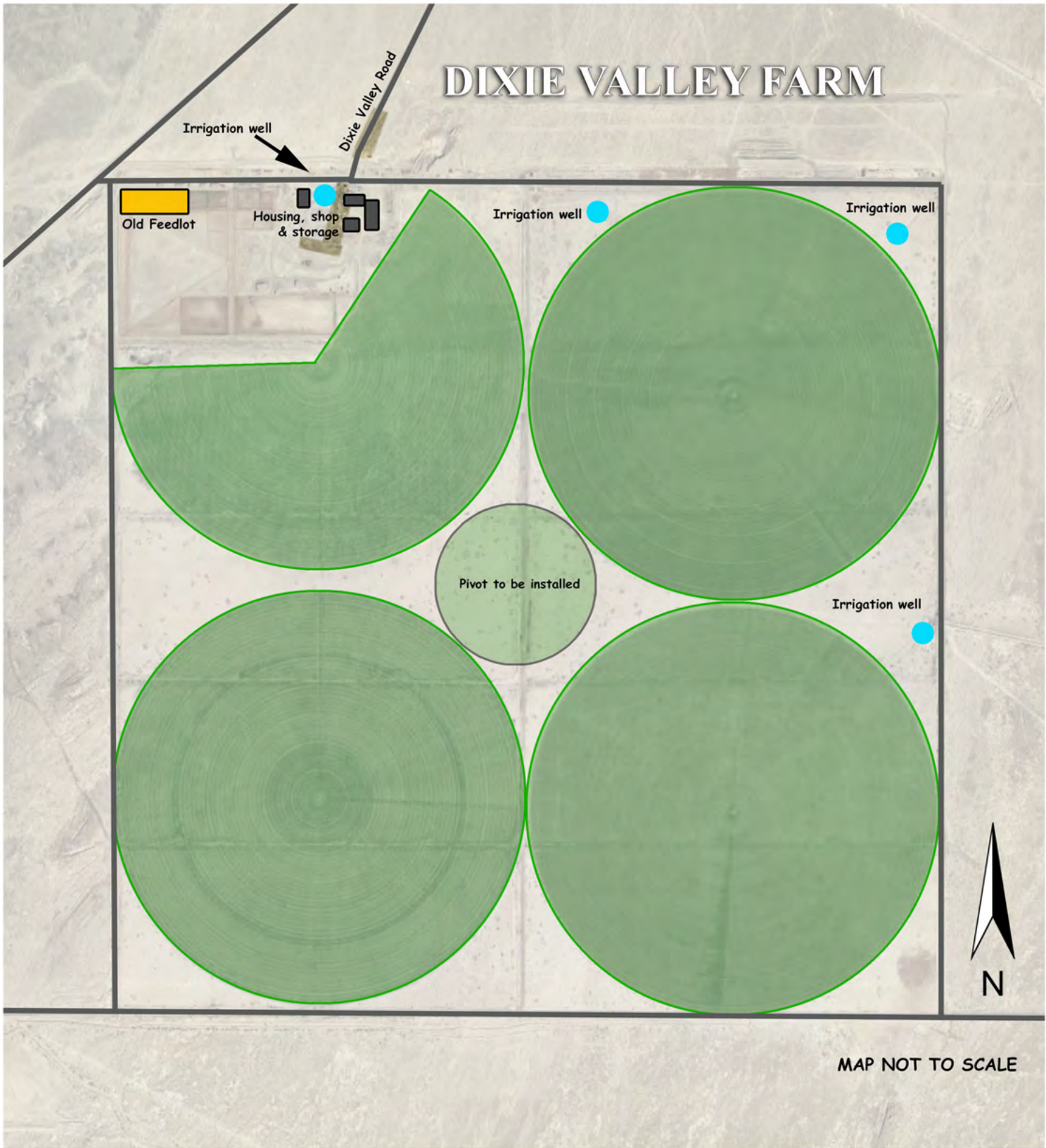
[www.NevadaFarmland.com](http://www.NevadaFarmland.com)

We encourage all prospective purchasers to submit terms other than those mentioned above for the owner's consideration. The information above is based upon data obtained from sources deemed reliable and is believed to be correct. However, Gunn & Associates Real Estate, Inc. and the owner assume no liability for accuracy, omissions, changes, prior sale or lease or withdrawal from the market without notice.

# Dixie Valley Farm



# DIXIE VALLEY FARM





*Second year alfalfa*



*Big windrows third crop*



*All Zimmatic pivots*



*Fuel storage tanks  
and diesel generators*



*Equipment fueling station*

# Headquarters compound





*Main residence*



*Duplex*



*Work shop*



*Storage bulding*