

FOR SALE



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

Fish Creek Ranch

Fish Creek Ranch is located near Eureka Nevada and is comprised of +/-3,000 acres, the largest parcel is the headquarters at 2,600 acres. The Bartine parcel has spring fed irrigation of native meadows and supports +70 head of cattle July through early December. The Faulkner 80 acres has a Stream Right and the Monitor 80 acre parcel has a spring fed water right. Neither of the 80 acre parcels are being used in conjunction with the ranch operations.

The Ranch can handle 300+ cows and is balanced with about 500 acres of alfalfa under pivot irrigation.

All irrigation water is supplied by several springs that combined produce about 4,500 gallons per minute (GPM) year 'round.

The headquarters has 5 homes and a cookhouse, many storage buildings and corrals. A full line of equipment, and cattle are included. The Fish Creek headquarters is nestled in a beautiful setting of many mature trees, lawn throughout and pasture on both sides.

There is additional income provided to the Ranch through a water rights lease of a portion of the water associated with the property.

Fish Creek Ranch can be a turnkey purchase as a well-developed opportunity.

Price Reduced

For further information please contact:

Tom Gunn, Broker - Lic. B.0014531

775-343-0200

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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.



Entance to the ranch



3 bedroom owner home
with full basement -
recently remodeled.

Several of the 5 homes, bunkhouse.



Camp kitchen has cold storage and butchering area.



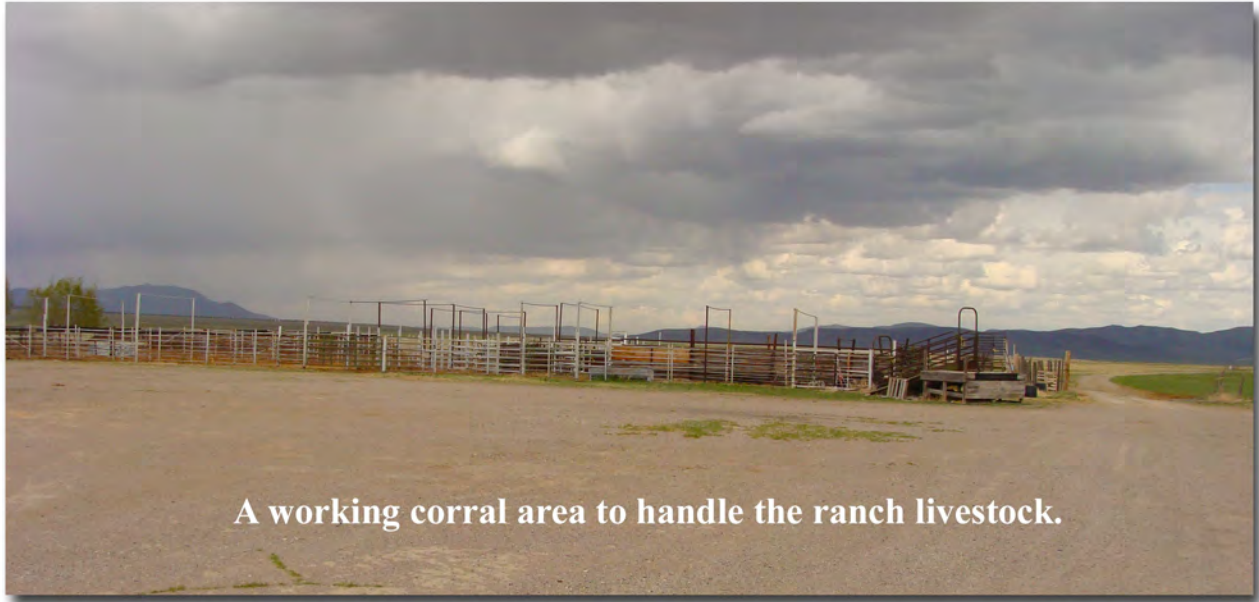
Water is like gold in Nevada.
Fish creek Ranch enjoys free irrigatio water provided by many springs.
These springs combined produce 4,500+ gallons per minute year 'round of
good, fresh water.



All water flows into one central delivery ditch
and is then pumped into the pivot irrigation systems.

The main irrigation ditch
delivering water to 2 of the 8 pivots
of different acreages in alfalfa and
permanent pasture.





A working corral area to handle the ranch livestock.



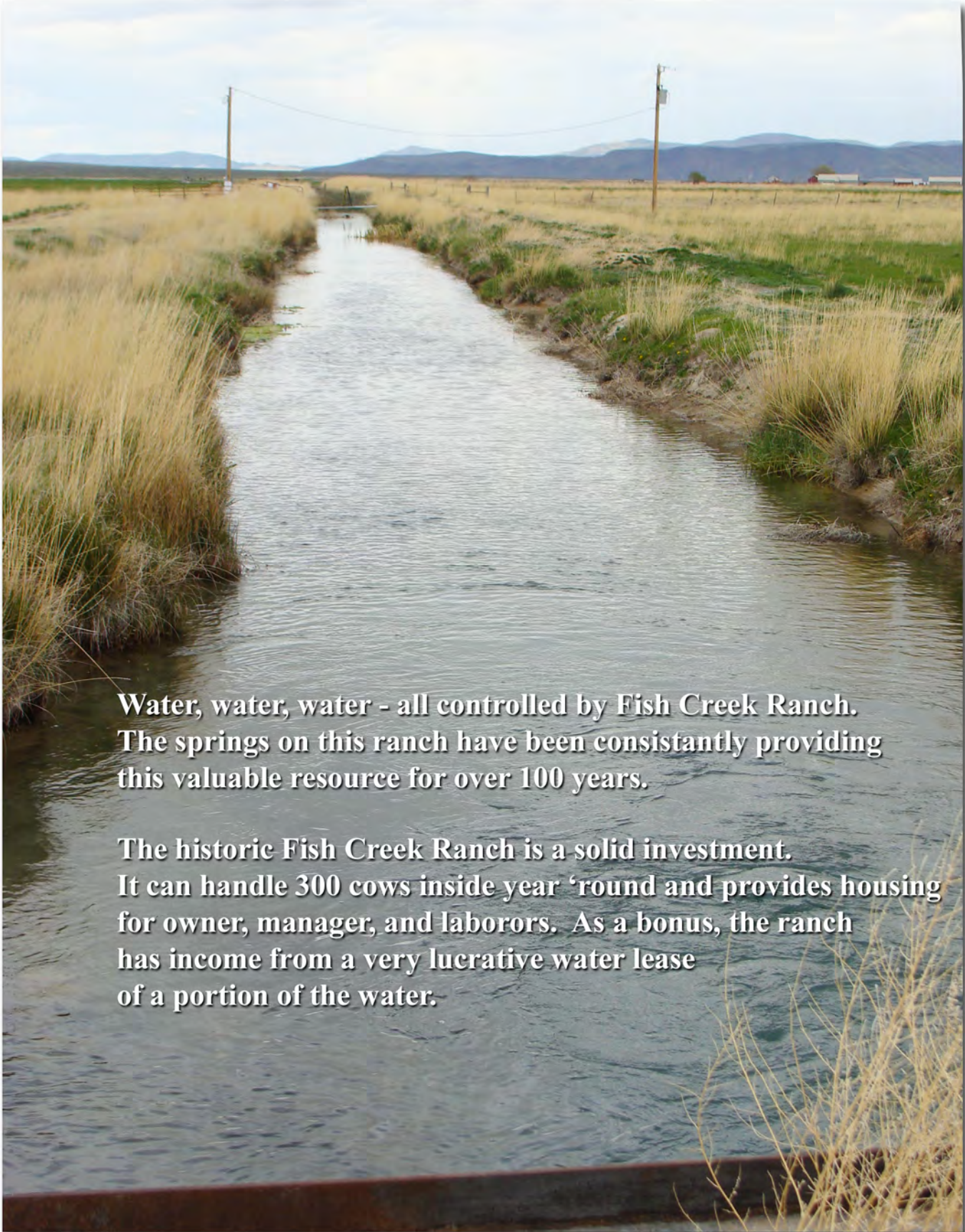
Just a few of the many storage buildings, horse barns, shops and fuel tanks on the ranch.





Some of the equipment included in the sale.
A complete inventory list is available.
Check with Tom Gunn.





Water, water, water - all controlled by Fish Creek Ranch. The springs on this ranch have been consistently providing this valuable resource for over 100 years.

The historic Fish Creek Ranch is a solid investment. It can handle 300 cows inside year 'round and provides housing for owner, manager, and laborors. As a bonus, the ranch has income from a very lucrative water lease of a portion of the water.

Fish Creek Ranch

Water Rights

4124	ABR	1777	FISH CREEK RANCH LLC
4125	ABR	1778	FISH CREEK RANCH LLC
4126	ABR	1779	FISH CREEK RANCH LLC
4127	ABR	1780	FISH CREEK RANCH LLC
4889	CER	973	FISH CREEK RANCH, LLC
64648	PER		FISH CREEK RANCH LLC
64649	PER		FISH CREEK RANCH LLC
7289	CER	1491	FISH CREEK RANCH LLC
7290	CER	1492	FISH CREEK RANCH LLC
7888	CER	2047	FISH CREEK RANCH LLC
8514	CER	1598	FISH CREEK RANCH LLC
8516	CER	2262	FISH CREEK RANCH LLC
9095	ABR	2192	FISH CREEK RANCH LLC
9096	ABR	2193	FISH CREEK RANCH LLC
9456	CER	2104	FISH CREEK RANCH LLC
V01326	VST		FISH CREEK RANCH LLC
V02086	VST		FISH CREEK RANCH LLC
V02465	VST		FISH CREEK RANCH LLC
V09272	VST		FISH CREEK RANCH LLC
V09301	VST		FISH CREEK RANCH LLC

Fish Creek Ranch Nevada LLC**

Eureka County Assessors Parcel Numbers:

008-320-02:	Fish Creek Ranch	+/-2,600 acres
008-040-01:	Bartine	+/- 300 acres
008-120-01:	Faulkner	+/- 80 acres

Nye County Assessors Parcel Numbers:

007-371-02:	Monitor Valley	+/- 80 acres
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Estimated total deeded acres: +/- 3,000acres

**Legal description will be provided by escrow

FISH CREEK RANCH

