JUNGO RANCHES

Offered for sale by

Gunn & Associates
Real Estate, Inc.
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Lic. #B.0014531

775-343-0200
The Jungo Ranches are an assemblage of three developed, producing properties totaling +/-3,157 deeded acres. The main complex is in Orovada and is comprised of +/-2,079 deeded acres with the balance of +/-960 acres situated along Bottle Creek Road.

Combined, under irrigation there are +/-2,577 crop producing acres currently planted in alfalfa.

The properties are irrigated by:
- Four +/-150 acre pivots,
- Fourteen 125-130 acre pivots,
- One +/-66 acre wiper pivot,
- Two smaller wipers,
- +/-68 acres are flood irrigated,
- An additional +/-118 acre field currently fallow and needing development.

The pivots are all Zimmatic Brand. Crop watering is supplied by 17 irrigation wells from underground aquifers. Plenty of water!

At approximately 4,200 feet elevation you can usually count on a 120-130 day growing season with regular crop rotation. An alfalfa grower can anticipate 6 plus tons of baled alfalfa per acre annually.

The topography is fairly flat residuals of alluvial fans. Soils are fine sandy loams which are common in most farm districts in Northern Nevada. This soil type is conducive for growing all forage crops and some row crops.

Electric power is supplied by Harney Electric Co-op at a very reasonable rate.

All fuel tanks are above ground, vary in capacity, and are located throughout the farm.

Structures include:
- One primary shop and one secondary shop,
- Four new 100’ x 200’, all steel, free span hay barns to store and protect the crops,
- Two +/-20,000 square foot potato warehouse for storage,
- One +/-8,000 square foot potato ware house for storage,
- Several small storage buildings for equipment and other farming supplies,
- A Butler type grain bin,
- Feedlot,
- A hanger,
- An office,
- A bee structure,
- Four mobile homes serve as labor residences,
- Two owners’ residences – both 3-bedroom, 2-bath structures, one with a 2 car garage and the other with a carport. A third residence of about the same size is available. All three are nicely landscaped.
The owners have installed a 105-foot digital weigh scale for weighing all of the farms’ products and for good accounting practices. There is also an axel scale at the Bottle Creek portion of the farm.

Orovada is just to the west of the Santa Rosa Mountain Range about 45 miles north of the city of Winnemucca, the Humboldt County seat. Orovada offers an elementary school, a post office, a NAPA Auto Parts Store, a fuel service station and convenience store and is home for a crop duster service. A typical, quiet farm district area. Nearby Winnemucca provides all community services, including a prominent farm machinery dealer.

Also included in this sale are +/-960 undeveloped acres along Jungo Road. There is surplus irrigation water from the Bottle Creek Ranch that could be transferred to Section 25 along with some on site water to develop another 250 acres of cropland. Electric power nearby. See map attached.

Jungo Ranches is a well-established farming operation with plenty of well-maintained equipment, good structural improvements, and easy soil to work with for top production.

This turnkey investment will include all rolling stock, farming and harvesting equipment currently on-site. A complete inventory will be available to a Buyer with serious interest.

A link to our video showcasing this impressive farming opportunity will be posted on our website soon.

For further information please contact:

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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.
JUNGO RANCHES
JUNGO RANCHES
OROVADA COMPLEX
+/-2,079 Deeded Acres
+/-1,845 Water Righted Acres
10 Irrigation Wells
+/-150 Acre Pivots

HAY BARNS
105' SCALE

MAP NOT TO SCALE
JUNGO RANCHES
BOTTLE CREEK RANCH
+/-960 Acres
+/-973 Acres Total Water Rights
@ 4.0 Acre Feet Per Acre Annually
6 Irrigation Wells
JUNGO RANCHES

HUMBOLDT COUNTY
T.35N. R.31E

NOTE: This plot is for assessment purposes only and does not represent a survey of the parcels on this plot.

JUNGO ROAD PARCELS

UNMARKED

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PERSHING COUNTY
Stack your entire crop in the barns

Plenty of space to park your equipment
Shop

Shop at Bottle Creek

Office

One of several storage buildings

105 foot digital scale
One owner’s residence

One owner’s residence

One of several employee housing units

Landscaping around a third residence