



VALLEY FARM
KINGS RIVER, NV

Offered for sale by
Gunn & Associates
Real Estate, Inc.
Tom Gunn - Broker
Lic. B.0014531
775-846-8221

VALLEY FARM

Valley Farm is a practical farming opportunity situated in the Kings River Valley in North Central Nevada, just 78 miles northwest of Winnemucca. This 627-acre property is versatile and well-suited for both small-scale and expanding farmers.

Valley Farm is consisting of 580.2 acres of water righted cropland, making it a solid choice for crop production. The owners have carefully managed this land over the past decade, focusing on alfalfa as the primary crop, although the soil can accommodate other crops common in this area.

The farm features three 8-tower T-L pivots currently growing alfalfa. The northwest pivot has new growth, planted in the summer of 2023. Another 5-tower T-L pivot will be operational soon.

Water comes from two groundwater wells, offering a total of 3,279 gallons per minute at 4.0 acre-feet per acre annually. The pivots are equipped with variable frequency drive controls for efficient water use with frost alert shutoffs.

The farm also benefits from low-cost electricity at \$0.075 per kilowatt-hour provided by Harney Electric Co-op. Pay your electric bill on time and you will receive credits down the line.

Though there isn't a house or shop, you'll find a spacious 90-foot by 130-foot free-span steel hay storage barn, suitable for your harvest. There's ample space for a new home, shop, and equipment storage, so you can tailor this farm to your specific needs.

School for grades K through 8 is 10 minutes away, or in Orovada about a 45 minute ride. The high school is in Winnemucca.

- Four cutting area, that can yield over 2,000 tons of alfalfa annually.
- Young alfalfa seeding for future growth.
- Year 'round access for practicality.
- Winter product storage to protect a portion of your harvest.

The Valley Farm is a practical choice for starting farmers or for those looking to expand. It's an opportunity to grow your farming aspirations here in Northern Nevada.

Asking:
\$2,100,000.00

For further information please contact:
Tom Gunn, Broker – Lic. B.0014531
775-343-0200

GUNN & ASSOCIATES REAL ESTATE, INC.

Email NevadaFarmland@aol.com
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.

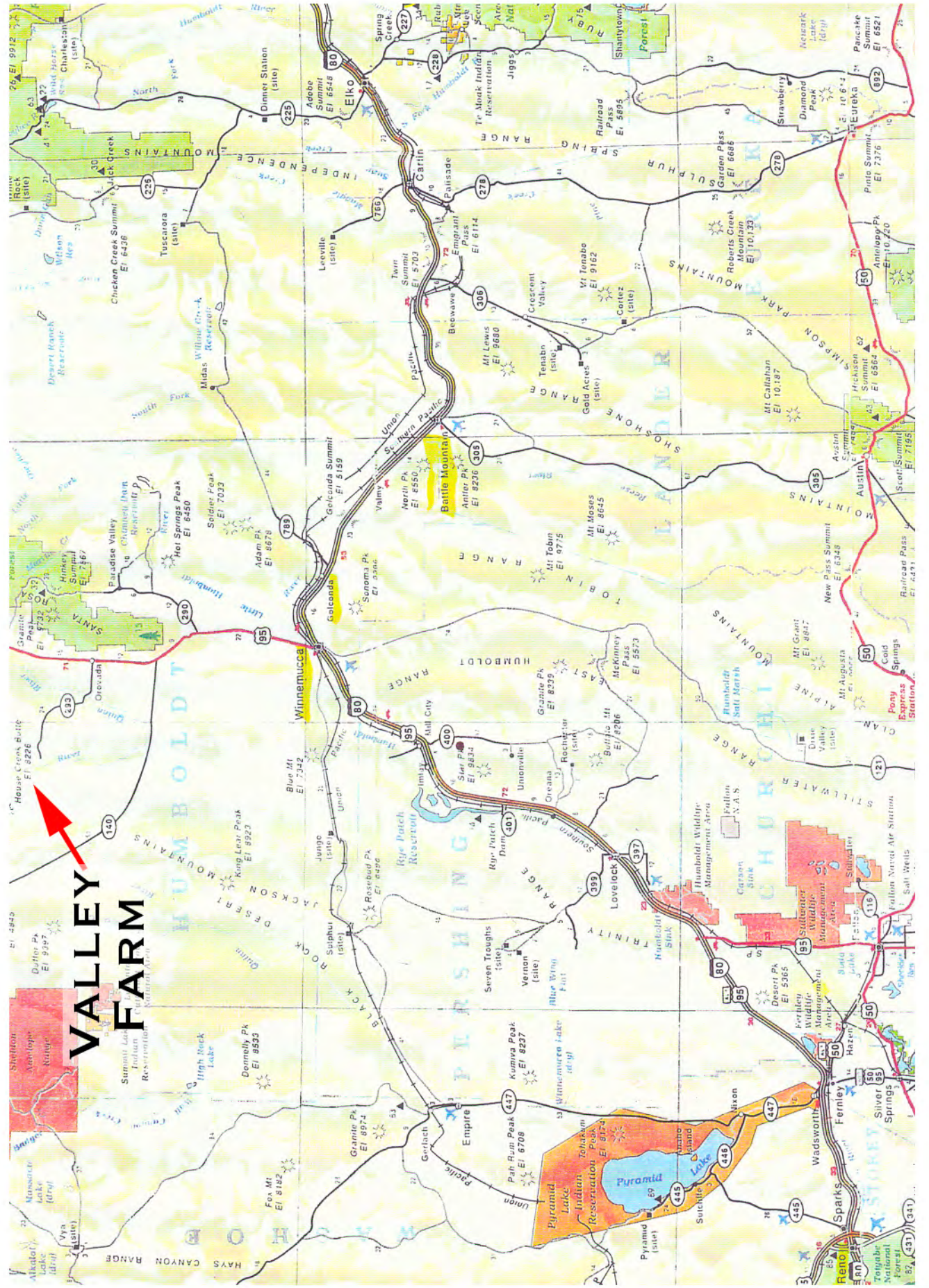




New seeding alfalfa

Hay storage barn





VALLEY FARM

Station
 Stoblo
 Range

Summit Lake
 Indian
 Reservation

Alkali
 Lake
 (dry)
 Yya
 (site)

Manasse
 Lake
 (dry)

High Rock
 Lake

Donnelly Pk
 El 9535

Fox Mt
 El 8122

Granite Pk
 El 8974

Gorlach

Empire

Pah-Rah Peak
 El 6706

Pyramid
 Lake

Pyramid
 Island

Sutcliffe

Wadsworth

Ferney

Sparks

Silver
 Springs

Pyramid
 Lake
 Indian
 Reservation
 Peak
 El 9172

Pyramid
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 Peak
 El 9172

Pyramid
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