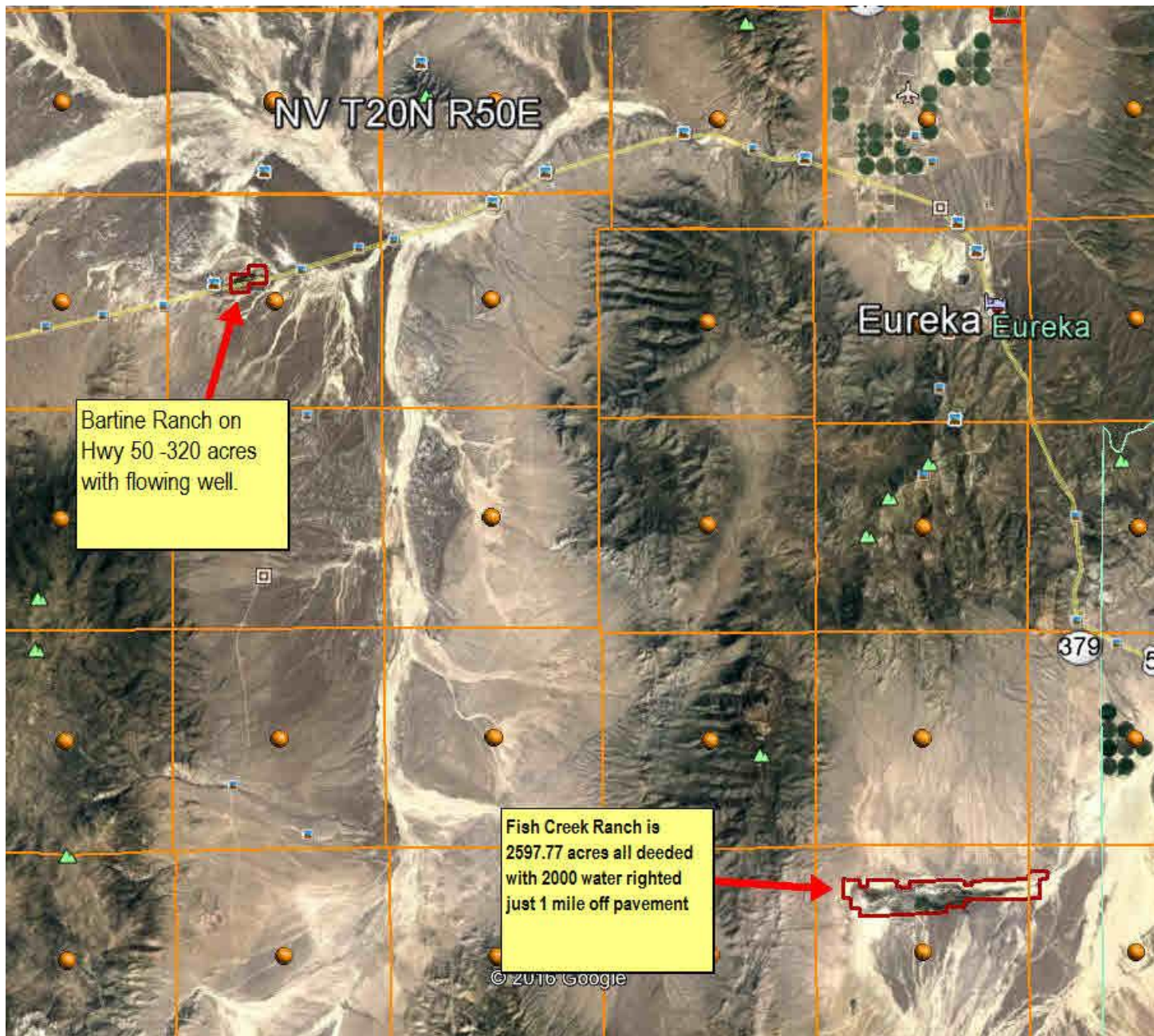


Fish Creek Ranch – located in Eureka County, Nevada and approx..20 miles South of the town of Eureka. Access by pavement within 1 mile of buildings.

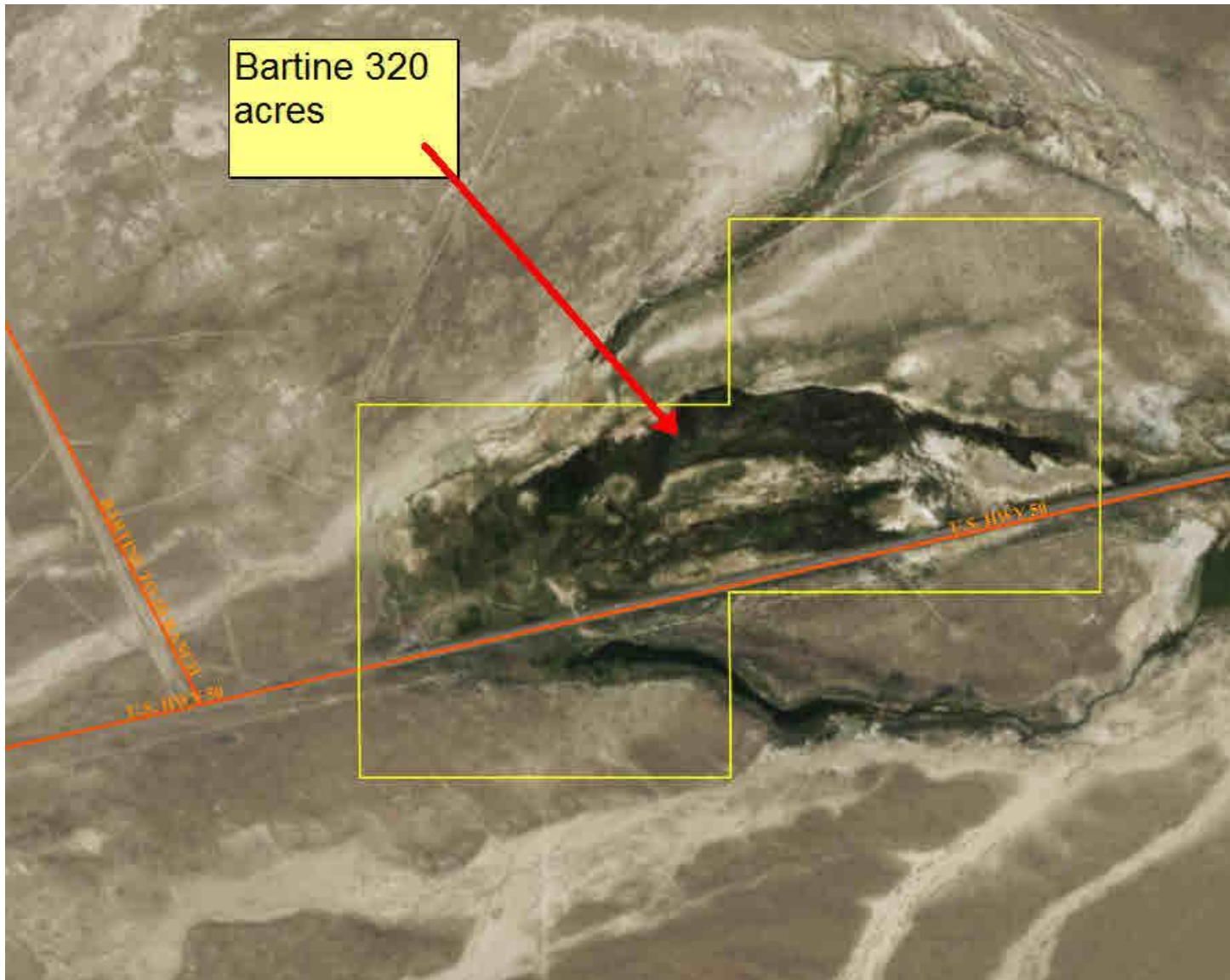


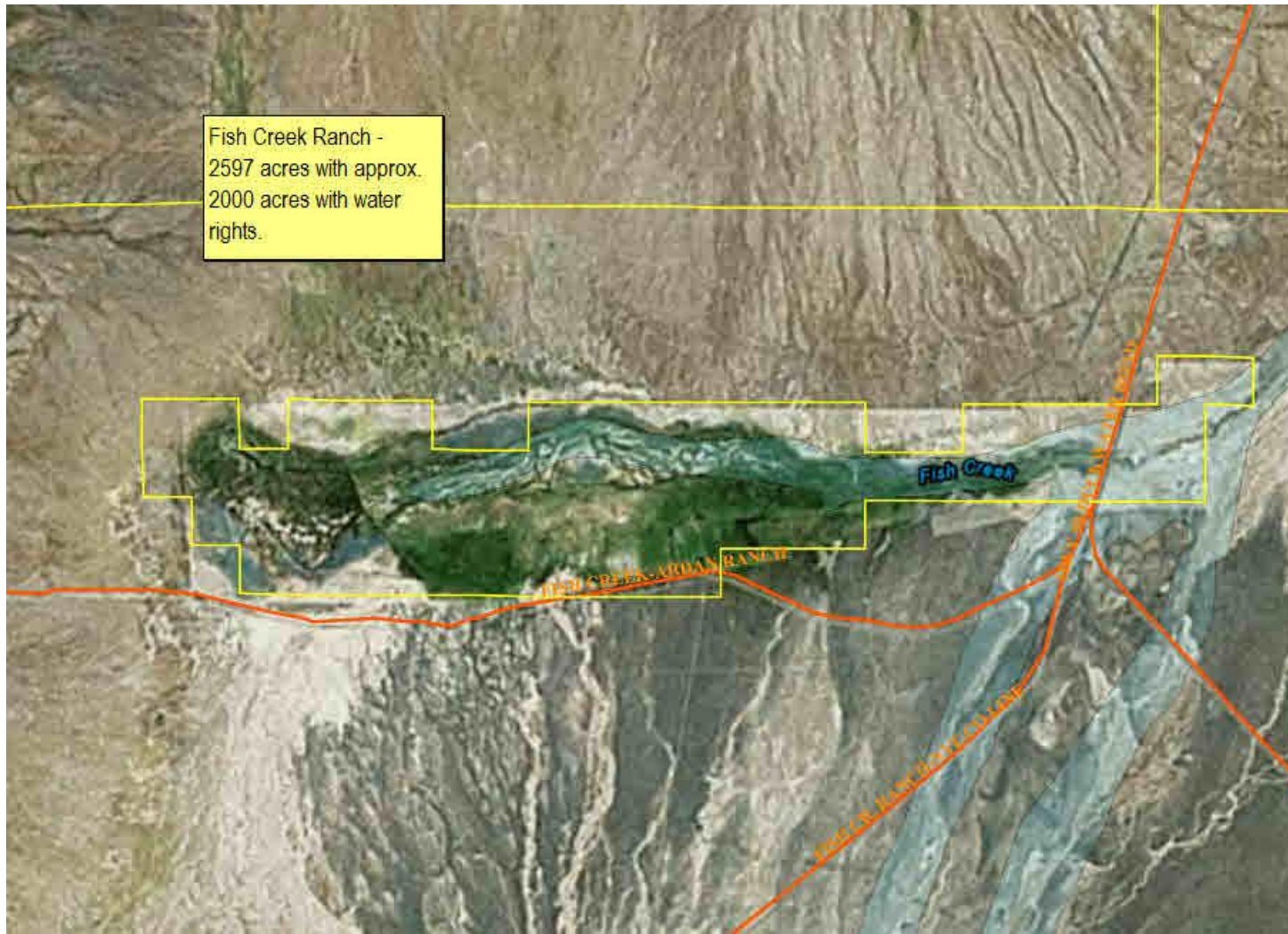
Fish Creek Springs start of the West side the ranch and run to the East . It is estimated that the springs providing irrigation water add up to approx.. 6,500 gallons per minute. Approx. 2000 acres have water rights and currently there are 6 pivots on the ranch irrigating approx.. 600 acres. Water is being pumped from shallow pit reservoirs with diesel pumps and electric motor's . Some of the ranch can be flood irrigated and some is sprinkled with hand lines and wheel-lines pumped out a canal running along the South side. Power is supplied by Bonneville Power cooperative.

Location Map for Fish Creek and the Bartine Ranches offered together



Bartine 320
acres





Summary on Fish Creek Ranch

Fish Creek Ranch is located approx. 20 miles South of Eureka, Nevada . Paved roads lead to within a mile of the ranch headquarters. The Fish Creek portion is 2,597 deeded acres in one block surrounded by public (BLM) administered lands. The main spring, and other springs for the ranch naturally produce approx.. 6500 GPM total flow. There are approx. 2000 acres of water righted land at Fish Creek. A major benefit this ranch offers is the water not being underground and not having competition from other users who also have rights to the water.

The ranch has extensive improvements including 5 residences with 2-5 bedrooms each and from 1-3 baths each. In addition there is an office building which could have a living quarters, a cook house that can also have living quarters and a dorm/bunkhouse with 6 bedrooms. The buildings have had recent

upgrades and are in good to excellent condition. There are multiple shops, and outbuildings that supply essential needs for the agricultural operations.

From a cropping standpoint several different types of irrigation are used including; flood, hand-lines, and several different sizes of pivot's. The pivots currently are powered by a combination of diesel engines for the pumps which pump out of ponds and electrical single phase. Currently there are 6 pivots irrigating over 600 acres plus approx.. 80 more acres being irrigated by hand and wheel lines.

The ranch has been primarily used for cattle in most recent years and in conjunction with pasture use of the Bartine Ranch has been running approx. 350 head year long. There is much more opportunity to expand this capacity with pasture fencing and rotational grazing of pastures. The Bartine Ranch is 320 acres and it is on Hwy 50 approx. 15 miles West of Eureka, Nevada. It has 3 flowing wells which are permitted for approx. 100 acres.

Eureka is the closest town with approx. 3,000 residents. The community has most services needed and has a medical clinic and a dental office. Schools are modern and there are good recreational facilities including an indoor pool.

The ranch is located in central portion of Nevada with Las Vegas approx. 4 hours to the South and Reno approx. 3 hours West.

For more information or to schedule a tour of the Ranch contact: Paul Bottari, Broker ALC

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