

7HL Ranch



FOR SALE:

A solid 600 head cow/calf year round ranch includes high quality improvements, excellent water rights, soils and exceptional out the gate permits for 6 months. \$7,500,000.

LOCATION:

Paradise Valley, Nevada located 40 miles North of Winnemucca. Paradise Valley is a small historic ranching town with an abundance of historic buildings dating back to the 1800's.

This valley has always had the climate, soils and water to support solid ranching operations.

Winnemucca, less than an hour from the Valley, provides the resources to support the Paradise Valley community. Paradise Valley is a wonderful place to raise a family and the town has an excellent pre-kindergarten to eight grade elementary school.

ACREAGE:

3,180 Deeded Acres with roughly 64,000 BLM and US Forest Service permit acres

All acres mentioned above are contiguous!



Al Souza of Capurro & Reid Real Estate, LLC - NRED #BS.3906

NV Broker of Record – Co Listed with:

Tyler Martinez – Broker DRE#01231964 – 530-949-2956 – Martinez@shasta.com



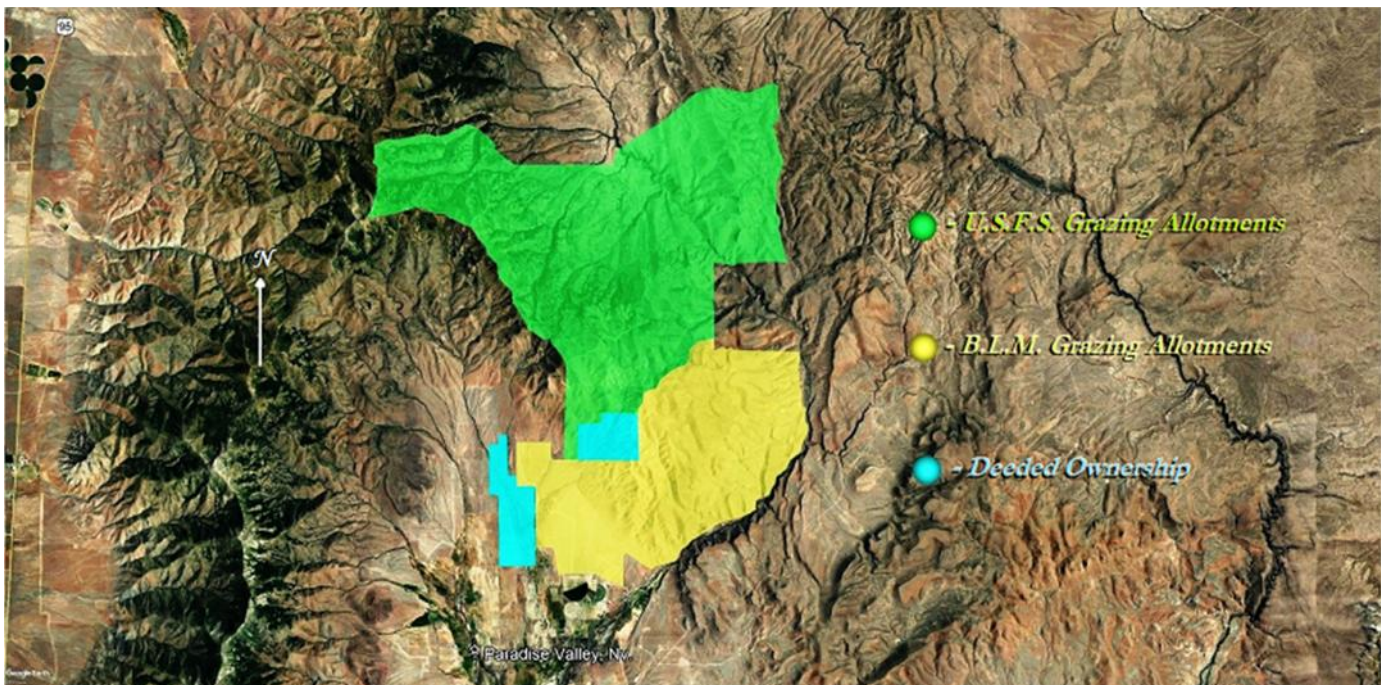
DESCRIPTION:

Through the owner's vision and perseverance, the 7HL Ranch has been resurrected into a highly efficient cow/calf operation and an exceptional place to live. Pride of ownership is on display in the renovated meadows, upgraded infrastructure and the refurbished main home. Between the deeded land and the outside permits, the ranch will run 600 head of mother cows all year long.

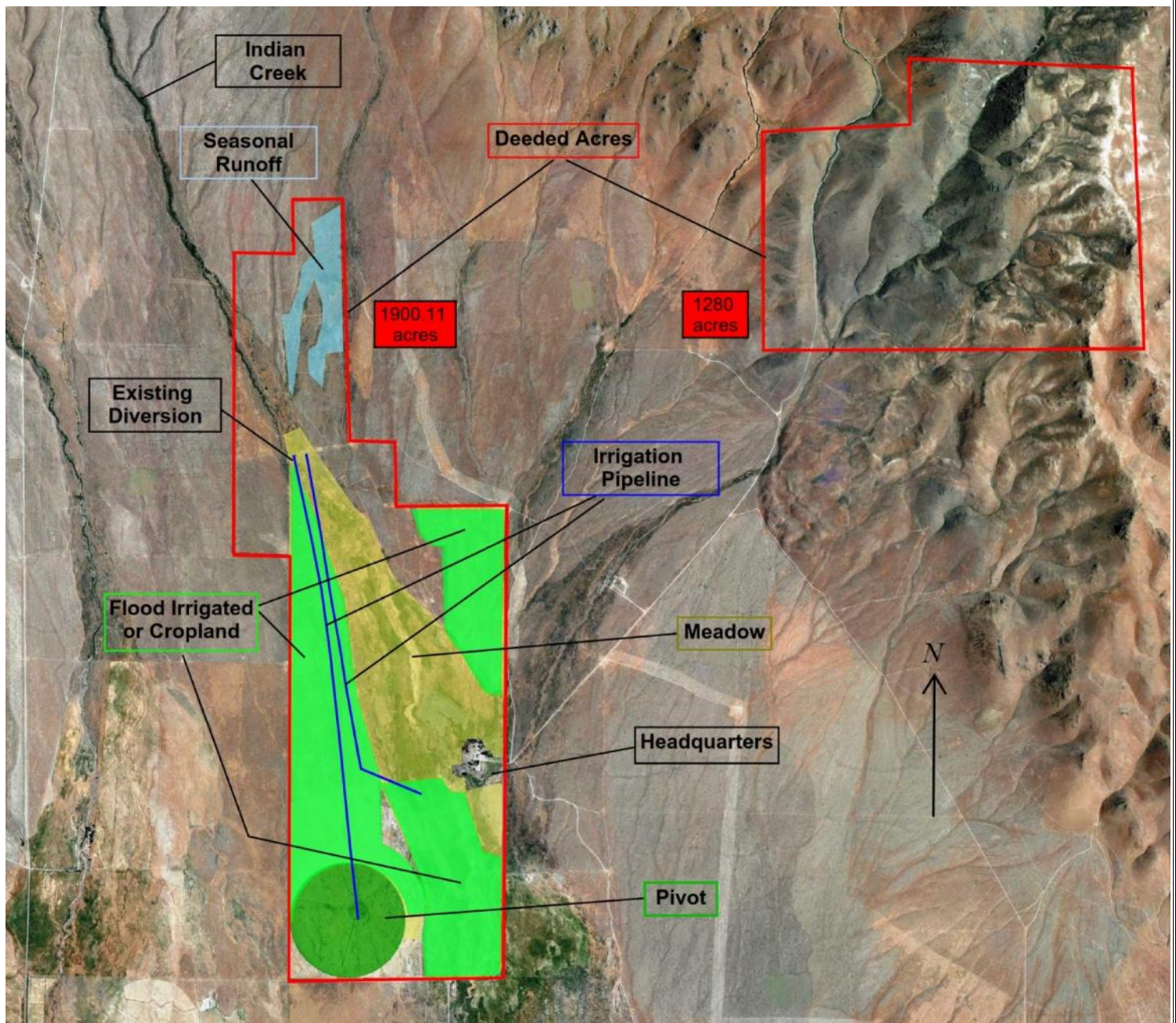
The hay ground at the 7HL is truly impressive. Tall, lush grass fills the meadows and Triticale has been planted in the cultivated fields. The



hay from these fertile fields is stored in stacks and will sustain the cows through the winter months. In the spring the cattle are turned out on the adjacent B.L.M. grazing allotments, and eventually end up in the high mountain meadows of the Santa Rosa's for the summer. Abundant water and green grass along with cool temperatures provide ideal conditions for high weaning weights. In the fall as the temperatures drop the cattle begin to drift down toward the valley, back to their winter home. As shown on the map below all grazing acres are contiguous from deeded ground to permitted. This allows for a low cost cattle operation.



DEEDED MAP OVERVIEW:



The ranch holds the first water right out of Indian Creek, which is used for the pivot and the flood irrigation of the meadows and other crops. Stock water in the meadows is provided by 2 solar and 1 electric pump which service 10 water troughs throughout the deeded meadow. The soils that make up the 7HL meadows range from silty clay to sandy loam. They are fertile and produce tall lush stands of grasses and legumes. Triticale has been planted in the past which has added valuable tonnage to the hay crop. In past years the ranch has produced a surplus of hay. This provides the necessary amount of hay to winter the cows and the option to store or sell the excess.

IRRIGATION PIVOT:

The 7 tower pivot is a new addition to the 7HL Ranch. It is fully automated and can be operated and monitored from a smart phone or device. The pivot is fed from the diversion in Indian Creek.



The water is piped over two miles and drops in elevation, creating enough pressure to operate the sprinklers without the aid of a pump. The pivot covers 150 acres.

The infrastructure that is in place allows for very versatile and efficient irrigation opportunities. NRCS has approved plans for an additional pivot which would further improve the irrigation system.



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REMODELED RANCH HOUSE:



This 2,768 SqFt stone block 1880's home is a true beauty. It has been meticulously restored, updated and modernized over the last few years. It's a great place to entertain your guests, raise a family and enjoy the beautiful mountain and meadow views.



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CORRALS:

The 7HL corrals are set up to handle a large group of cattle with plenty of room to spare. Long alleyways connect the large pens to the lead up, loading chute and scales.



Outside the large pens is an additional 9 acre holding field which makes a nice place to hold cattle leading up to shipping day and or branding day.

The lead up alley and crowding pens are constructed of heavy duty panels and gates made by WW manufacturing. The squeeze chute is hydraulic and is powered by an electric motor.



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HUNTING:

Between Paradise Valley and the Santa Rosa Range the hunting opportunities are nearly limitless. This is excellent habitat for both large and small game. The big game enthusiast will enjoy pursuing deer, elk, sheep and antelope, and predators. The Santa Rosas are famous for big bucks and plentiful upland game birds. The Valley has quail, pheasant and water fowl.



Disclaimer

The above information was obtained from sources deemed reliable, but Martinez Ranch Management and Real Estate does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

Call for more info

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