

T FIVE RANCH

Paradise Valley, Nevada

\$12,000,000

FOR SALE:

1200+ cow/calf ranch being offered for the first time in over 50 years. These days, it's all about the water and this ranch has an abundance of it! The offering includes high quality improvements, excellent water rights, fertile soils, and exceptional "out the gate" grazing permits. Has been run as a cow/calf operation, but could be switched to yearlings allowing for the sale of the hay crop. We feel confident saying that this is the best Nevada ranch on the market today. All ranch and hay equipment included in price - ask for a complete list.

ACREAGE:

2,461.28 Deeded acres - 80,416 BLM permit acres - 34,950 USFS acres



Broker of Record in the state of Nevada - Al Souza
Capurro & Reid Real Estate, LLC
NRED #BS.3906 – Co listed with:
Tyler Martinez – DRE#01231964 – 530-949-2956
martinez@shasta.com



LOCATION:

40 miles north of Winnemucca is Paradise Valley, Nevada. 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 to the south of the valley, provides the resources to support this small ranching community. Paradise Valley is a wonderful place to raise a family and the town has an excellent pre-kindergarten through eighth grade elementary school. Access to Winnemucca is all paved highway.



DESCRIPTION:

The T five operation stretches from the valley floor, at the base of the Santa Rosa's, up through the foothills and into the high country of the Martin Creek Basin. The ranch is blessed with the spring and summer grass that the mountains



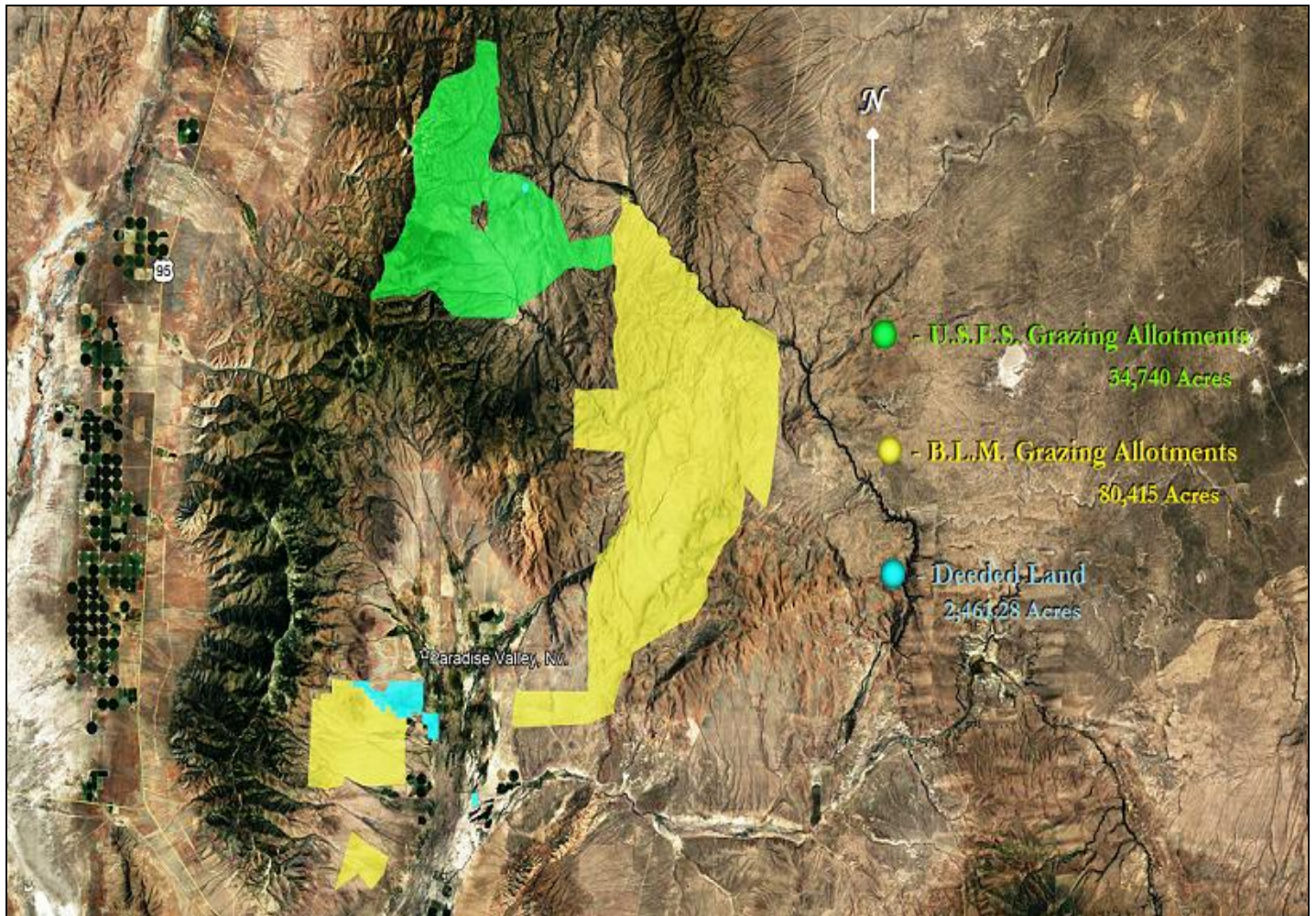
provide. Creeks and springs from this mountain range provide the water to grow the hay needed to winter the cattle. The ranch consistently produces surplus hay.

Winters here are mild and the cows calve in the valley early in the spring. The cattle are on the winter pastures for 4-5 months and are turned out the gate onto the spring permits as pairs. They gradually move through the BLM allotments, gaining elevation until they reach the high mountain basins of the USFS allotments.



Broker of Record in the state of Nevada - Al Souza
Capurro & Reid Real Estate, LLC
NRED #BS.3906 – Co listed with:
Tyler Martinez – DRE#01231964 – 530-949-2956
martinez@shasta.com



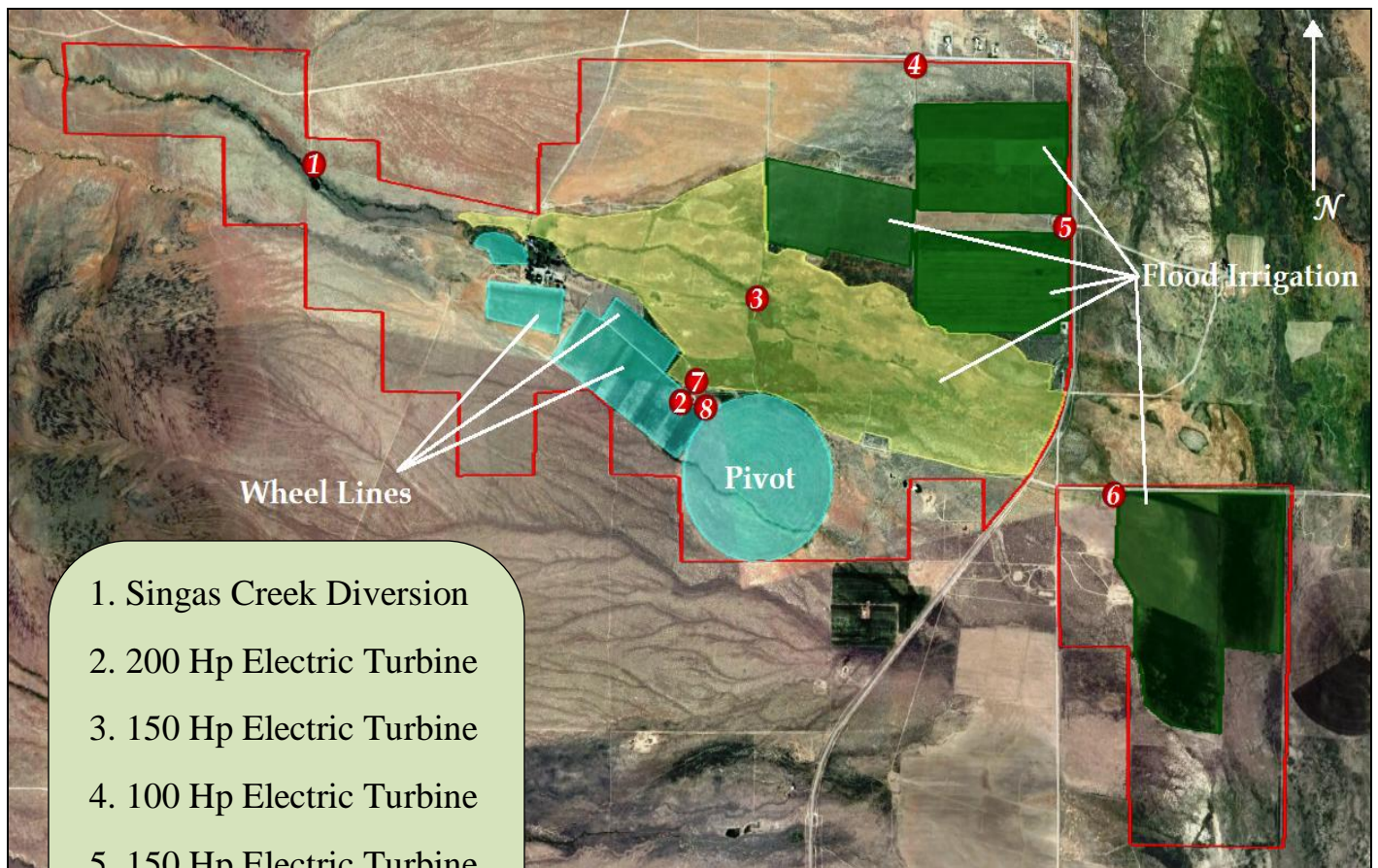


The T Five is comprised of native meadows and improved hay fields on the valley floor, BLM grazing permits in the foothills, and high country USFS permits where the cattle thrive during the summer months.

IRRIGATION AND WATER:



Vested rights to springs, ponds and reservoirs on the federal allotments ensure reliable water for the stock. These rights are owned by the ranch. There are 150 sources that are mapped and are recorded.



1. Singas Creek Diversion
2. 200 Hp Electric Turbine
3. 150 Hp Electric Turbine
4. 100 Hp Electric Turbine
5. 150 Hp Electric Turbine
6. 150 Hp Electric Turbine
7. 30 Hp Booster Pump
8. 40 Hp Booster Pump

Adjudicated rights under the Humboldt Decree allow for the use of surface and groundwater for irrigation. These are extremely valuable rights to hold considering the ranch lies within a closed basin and further groundwater drafting is prohibited.



The snowmelt off the Santa Rosa's fills the banks of Singas Creek and the T Five is allotted the first 13 cfs (nearly 6,000 gpm!). This surface water will typically last midway through the summer. As the steam tapers off, the groundwater wells provide the water to finish out the season.

FACILITIES AND EQUIPMENT:

The cattle handling facilities and equipment are in top working order and built out of heavy duty materials that will hold up over time. Large pens connected by long alleyways make it easy to handle large groups of cattle. The corral system features a hydraulic chute, covered scale, sweep tubs on both the lead-up and loading chute.



There is 950 feet of bunk space fronting small and large pens. Bunks are concrete and cable construction.

Other large pens surround providing plenty of room to hold cattle.



Broker of Record in the state of Nevada - Al Souza
Capurro & Reid Real Estate, LLC
NRED #BS.3906 – Co listed with:
Tyler Martinez – DRE#01231964 – 530-949-2956
martinez@shasta.com





- Shop 2880 SqFt
- Equipment Shed 3000 SqFt
- Machine Storage 1200 SqFt
- Storage Shed 630 SqFt
- Tack/Stall 630 SqFt.
- Rock Cellar 432 SqFt
- Detached Garage 528 SqFt.

All hay, cattle and feeding equipment is high quality and functional. Ask for a complete list of equipment.



HOUSING:

There are two stick built homes that have been occupied by the owners. One is nearly 3200 sq. ft., and the other just over 2800 sq. ft.

Four mobiles on the property provide enough room for employees or guests.



Broker of Record in the state of Nevada - Al Souza
Capurro & Reid Real Estate, LLC
NRED #BS.3906 – Co listed with:
Tyler Martinez – DRE#01231964 – 530-949-2956
martinez@shasta.com



HUNTING:

Between Paradise Valley and the Santa Rosa Range the hunting opportunities are nearly limitless. The hunting enthusiast will enjoy vast opportunities to pursue deer, elk, sheep, antelope, and predators. The Santa Rosa's are famous for big bucks and plentiful upland game birds. The valley has quail, chukar, pheasant and waterfowl. Landowner tags are awarded at a rate of 1 tag per 50 deer counted in the owner's alfalfa fields.



Call today for more information

(530) 949-2956

martinez@shasta.com

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.



Broker of Record in the state of Nevada - Al Souza
Capurro & Reid Real Estate, LLC
NRED #BS.3906 – Co listed with:
Tyler Martinez – DRE#01231964 – 530-949-2956
martinez@shasta.com

