

Commercial Equestrian Ranch in Steptoe Valley north of Ely, Nevada



Located near Ely, Nevada a historic mining town experiencing a renaissance with renewed mining activity, the Commercial Equestrian Ranch affords owners the unique convenience of urban shops, restaurants and services while enjoying a rural lifestyle. Fresh air and clean water are abundant in the scenic Steptoe Valley.

Steptoe Valley

Steptoe Valley is a long valley located in White Pine County, in northeastern Nevada. From the historic community of Currie, the valley runs south for approximately 100 miles. To the west are the high Egan Range and the Cherry Creek Range, while to the east is the even higher Schell Creek Range. Highway 93 passes through the valley, past the historic mining town of Cherry Creek and the communities of McGill and Ely, before crossing the Schell Creek Range at Connor's Pass. Also found in this valley are the Ward Charcoal Ovens State Historic Park, the Steptoe Valley Wildlife Management Area, and Cave Lake State Park. At Egan Canyon and Schellbourne Pass (near Cherry Creek), the Overland Stage Line and the subsequent Pony Express and Transcontinental Telegraph made their way through the mountains of central Nevada in the 1860s. The valley is named after Colonel Edward Steptoe, who explored the region in 1854.



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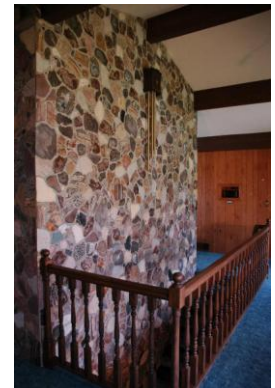
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Commercial Equestrian Ranch - Hand-Stacked Sandstone-Exterior House



Gated access from McGill Highway opens to a long, paved driveway leading to the beautiful 4,400± square foot, sandstone-exterior, custom home with two wings off the entry to a living room with a gorgeous, towering polished stone fireplace and huge covered patio. To the left is a formal dining room with a slider to its own patio, a huge, eat-in, all-electric, tile-floored kitchen with extensive counters and cabinet storage perfect for parties. A generously sized laundry, a half-bath and a two-car garage adjoin the kitchen. From the entrance to the right is an office with a slider to a patio, two bedrooms, a full, divided bath with loads of storage, and a large master suite with twin walk-in closets, jetted tub, shower and spacious double vanity. The house has zoned electric heating and air conditioning. Downstairs, 1,000± square feet accommodates a family room with a stone fireplace, a cherry wood wet bar and additional living and storage areas.

Wood clad windows, hand-stacked stone exteriors, hand-cut and polished stone fireplaces, and extensive high quality cabinetry all testify to the fine craftsmanship which sets this home apart.



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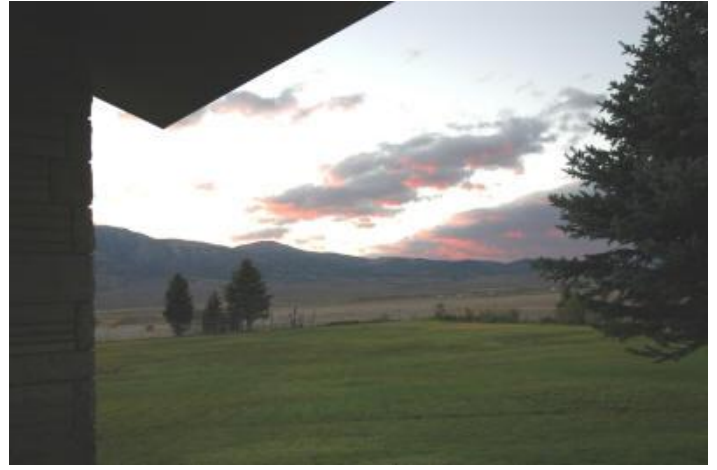
Commercial Equestrian Ranch – Indoor Riding Arena Barn

An exceptional 20,000± square foot steel-framed barn with huge indoor riding arena, stables, tack room, wash room, hay loft, and large shop with several RV-height roll-up doors and large capacity compressor opens to a large paddock, exercise area and pasture of 20± acres with irrigation sprinklers and 18± acre-feet of valuable water rights. This incredible, large, open design building is zoned commercial and could house any number of uses from greenhouse to manufacturing.



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The approximately 20 acres of land has 18± acre-feet of water rights pumped from the irrigation well. The well is also used to pump fresh water into the pond. The expansive lawns surrounding the house are irrigated through an underground sprinkler system. Solar and wind energy could easily supply all the property's needs.

Set amid wide lawns, wider valleys, and surrounded by majestic mountains, this property boasts endless views, easy access to open spaces and close proximity to the Great Basin National Park, for riding, hunting, fishing, hiking, and other recreational activities. When the outdoor weather is blustery, the huge indoor arena makes this a perfect, year-round horse property for horse lovers of all types. Less than a mile from a commercial airport, just 3.5 hours from Las Vegas or Salt Lake City, and approximately 6 hours from Reno or Boise, even weekend riders can enjoy this ranch and all its indoor and outdoor adventures. You have to visit this fabulous estate to appreciate the incredible attributes of this ranch for living, business or both.

List Price: \$999,990.00

Climate

White Pine County enjoys a high desert climate characterized by clear sunny days, low humidity, and wide temperature swings every day. Summertime temperatures are generally in the 80 to 90 degree range during the day and fall to 45 degrees at night. Because of the elevation, nights are cool and the growing season is about 90 days. Winter temperatures range from 30 to 50 degrees during the day and fall below 0 about 10 to 20 times per year.

Average Annual Precipitation: 9.27 inches
Average Annual Snowfall: 49.1 inches
Average Growing Season: 90 days
Average Number of Sunny, Clear Days: 114
Average Number of Partly Cloudy Days: 113
Average Number of Cloudy Days: 138

Elevation

The elevation is approximately 6,435 feet.

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Jan Cole

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Call me today for further information about this
spectacular property!

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Outdoor Recreation

White Pine County's outdoor recreation is unparalleled. Visit the Great Basin National Park, located 60 miles southeast of Ely on the county's eastern border. It is the home of the ancient Bristlecone Pine, Lehman Caves, and majestic Mt. Wheeler, the highest point in the county at 13,063 feet above sea level. Mountain ranges rise from 8,000 to 13,000 feet above the valley floor at 6,000 feet. The terrain takes you from desert sand and sage brush through bands of pinion and juniper forests to sub-alpine bristlecone pine. Fly fish at Cave Lake State Park (which boasts the state record 27 pound German Brown Trout) fourteen miles southeast of Ely, or cross-country ski at the Ward Mountain Recreation Area and Trail System just six miles from the Ely city limits.

Spend an afternoon rock hounding at Garnet Hill. Watch, photograph or hunt the **state's largest elk herd, second largest mule deer herd, and third largest antelope herd**. Herds of elk, deer or wild horses are often seen. The Ely Chamber of Commerce motto of "Experience the Unexpected" is very appropriate.

Hunting in Northern Nevada



Nevada's big game species include mule deer, Rocky Mountain elk, three sub-species of bighorn sheep, pronghorn antelope, and mountain goat. Nevada's big game hunts are conducted by a random draw process and are available to those 12 years old or older. Applications are generally available in mid-March and the application deadline is around mid-April. A second drawing is conducted for remaining tags in June, and any remaining tags after that draw can be applied for on a first-come, first-served basis. Mountain lion tags are available over the counter and furbearers can be hunted or trapped with a trapping license. Upland game birds like chukar partridge, California and Gambel's quail, ruffed grouse, pheasant, blue grouse, dove, and the Himalayan snowcock are popular upland game, or hunters may choose to hunt waterfowl or certain migratory birds. Unprotected species like coyote and black-tailed jackrabbit may be hunted without a hunting license by both residents and nonresidents, but a trapping license is required to trap them.

History

From the late nineteenth century until near the end of the twentieth century, the major industry and the main impetus for settlement has been mining the region's deposits of copper, silver, and gold. The most notable of these operations included a series of open-pit copper mines near the town of Ruth, and a copper smelter in McGill. With the opening of each new mining district, the opportunity for men to cut the wild hay and graze herds of cattle to supplement the quantities of foodstuff that had to be transported from a distance also developed. By this process, agriculture and livestock took root. Often, when the mining district played out, the stockman remained. Men discovered the productiveness of Steptoe Valley and the excellent grazing grounds for stock. When the mines suspended, a nucleus of the population remained to carry on a pioneer program of raising grain and hay and grazing cattle and sheep over the hills.

Agriculture

While farming and ranching continue to perform a significant role in the county economy, due to low annual precipitation, farming is limited to areas that can be irrigated from mountain streams or wells. Cultivated crops consist mostly of grains and forage. One of the major assets White Pine County retains is excellent grazing ranges. Raising livestock predominates in the area. The mountain ranges provide summer pasture for both cattle and sheep. All stock must be "finished" for market in feed yards. Sheep flocks are moved to flat valleys at the approach of winter. Bands of

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sheep can commonly spend an entire winter without receiving supplemental feed. They eat snow for moisture and consume a variety of desert plants, including the lowly sagebrush.

Population

There are about 10,000 people in White Pine County. The majority of which, approximately 7,000 people, live in Ely (the county seat) and the surrounding towns.

White Pine County

White Pine County, in the east-central part of Nevada, is bounded on the east by the Nevada-Utah State line. White Pine County was created in 1869 out of eastern Lander County and was named for the heavy growth of Limber Pine trees common in the county's mountains, thought to be White Pine. Hamilton was the first county seat from 1869 to 1887 when it was replaced after a fire by Ely. According to the U.S. Census Bureau, the county has a total area of 8,897 square miles. Several sections of the Humboldt-Toiyabe National Forest exist within the county, as does Ward Charcoal Ovens State Historical Park. In the southeastern part of the county is the Great Basin National Park. The park came into existence on October 17, 1986. Hiking, camping, and scenic drives are available in the park. Dramatic mountain peaks, lush meadows, clear mountain streams and alpine lakes can be seen plus a wide range of plant and animal habitats. The Lehman Caves are a special attraction of the park. They contain an array of stalactites, stalagmites and other unique formations with guided tours conducted daily.

Taxation in Nevada: The incentives of doing business in Nevada are expansive. Nevada boasts one of the most liberal tax structures in the nation and from a tax-planning perspective, the return on investment in the form of tax saving dollars can be enormous.

In Nevada, you **WILL NOT** pay any of the following state taxes:

- Personal Income Tax
- Corporate Income Tax
- Franchise Tax on Income
- Unitary, Inventory Tax Inheritance, Estate, Gift Tax
- Admissions, Chain Store Tax

Taxation in White Pine County: In White Pine County, the sales tax rate is 7.125. The 2006-07 average county wide property tax rate is 3.660.



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Proposed Multi-Billion Dollar Construction Projects in the Region

Two of the largest proposed public works projects in the history of the State of Nevada are progressing in northeastern Nevada.



Southern Nevada Water Authority Groundwater Project
<http://www.nvgroundwaterproject.com/html/index.html>

Water wells and water pipeline - Ely to Las Vegas

Projected to employ approximately 1,000 during construction

Estimated \$3.6 Billion budget

Department of Energy Railroad Project
<http://www.yuccamountain.org/transport.htm>

Railroad from Caliente to Yucca Mountain

Projected to employ approximately 1,000 during construction

Estimated \$3 Billion budget

identified the Caliente corridor as the agency's a rail line to deliver spent nuclear fuel and planned Yucca Mountain repository. A second corridor because of its remote location.



MIKE JOHNSON/REVIEW-JOURNAL

Two of the largest energy projects in the history of the State of Nevada are progressing in northeastern Nevada.

NV Power (formerly Sierra Pacific Resources) has announced plans to build four power plants (two 750 megawatt, two 500 megawatt, for a total of 2500 megawatts), named the Ely Energy Center, north of Ely and a major new power transmission line from the new Ely Energy Center to Las Vegas. It will be the largest energy development project since Hoover Dam.

Estimated \$5 Billion budget

<http://investors.sierrapacificresources.com/phoenix.zhtml?c=117698&p=irol-newsArticle&ID=802146&highlight=>

LS Power is planning to build a 1600 megawatt power plant north of Ely and a major new transmission line from its new power plant to Idaho and Las Vegas.

Estimated \$3.6 Billion budget

http://www.lspower.com/projects/?project=white_pine

The final EIS (Environmental Impact Statement) has been completed by the BLM (Bureau of Land Management) on LS Power's White Pine Energy project. The draft EIS is in process for Nevada Energy's Ely Energy Center project. The draft EIS for SNWA's regional water pipeline is in late stages and anticipated to be complete in early 2009. The DOE's railroad Record of Decision is complete. The railroad is awaiting final approval from the Surface Transportation Board, expected by the end of 2008. All of the projects have published construction schedules which began immediately upon final federal, state and county approvals. Only 3.4% of the land in White Pine County is privately owned. Of that 3.4%, only a small percentage has water rights associated with the property. This is an excellent time to invest in land and water rights in this region as progress on these multi-billion dollar projects continues.

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Directions to the Commercial Equestrian Ranch: Take Highway 93 north from Ely, Nevada approximately 1 mile. Look for a large red and white, land-water.com, For Sale sign on the right (east side of Highway 93). Sign is on the gated entrance to the ranch. All showings must be by appointment.



This is truly a very unique opportunity. The commercial arena barn can accommodate any business and benefits from the Highway 93 exposure. The house is very private, surrounded by irrigated lawn, and enjoys sweeping eastern views from all of the rooms towards the Schell Creek Range mountains.

Please visit <http://www.land-water.com> to view additional pictures of this fabulous ranch.

For a tour of the ranch please contact Jan Cole, Listing Broker, land-water.com

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