

## If you're looking for a cattle ranch then this is one you need to consider.

**The Property:** This ranch consists of 2,570.76 deeded acres. Of these there are surface water rights out of springs, seeps and streams for approx.1800 acres and underground water rights for approx.. 375 acres. The ranch has two newer pivots that cover 125 acres each. They are served by a new well that is 160' deep and produces 1800 gallon's per minute. Bowls are at 90'. The pivots have a mix of Garrison Meadow foxtail and Milk vetch which allows pasturing or putting up for hay.

**Current operation:** The owners have been using much of the BLM permit for fall and winter use vs. spring/summer. They have been feeding approx. 30-45 days during the winter months. Much of the deeded lands is subirrigated pasture and provides lots of good summer feed. The BLM permit includes a variety of feed sources from crested wheat to white sage.

**Carrying capacity**: Owners rate the ranch at 400+ head yearlong and with additional summer feed on a private lease.

**Improvements**: include two homes, one is manufactured home that has been remodeled 3 bedroom and 2 bath and the other a stick built 2 bedroom 2 bath with basement. The ranch has two sets of corrals with

**Improvement continued:** New corrals made out of drill stem. A working arena is completed with the drill stem. Older corrals are wood. The ranch has a set of cattle scales rated at 5 ton and under roof. Heavy loading chute and working squeeze chutes. There is a metal shop of approx.. 984. Sq.ft; a three sided machine shed with concrete floor of 3100 sq.ft.; a 160 sq.ft quanset building; There is a two car detached garage and several smaller barns and multiple sheds.

**Other features**: include two ponds the one near the house stocked with trout and the pond below the corrals stocked with large mouth bass. Both ponds are spring fed and the spring that feeds the house pond also is the water supply for the two homes.

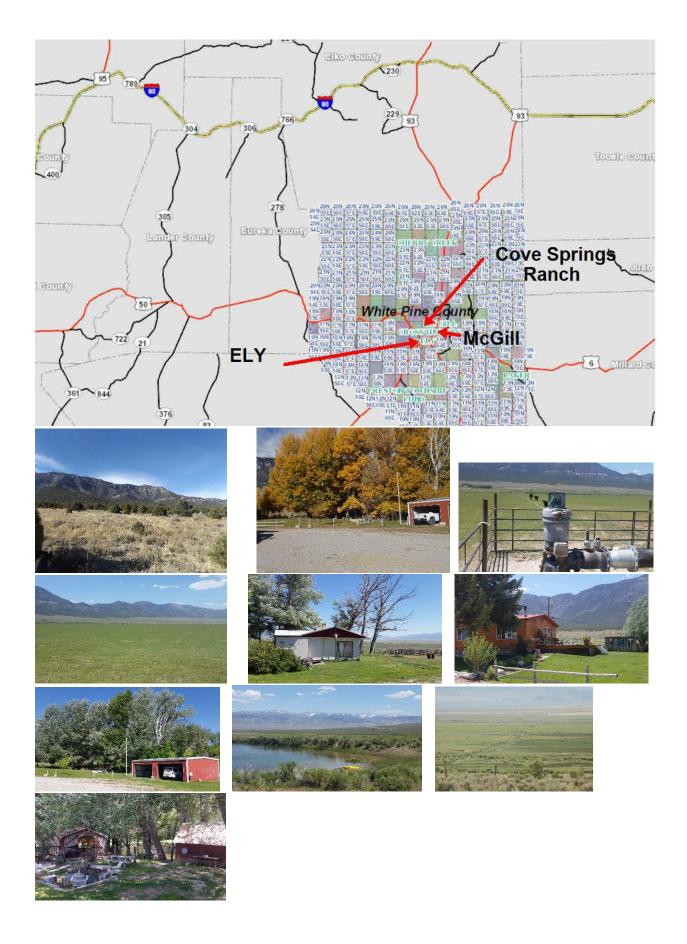
**Location**: This ranch is located in White Pine County Nevada. McGill is the closest town which is approx. 11 miles to the East. Ely, is approx.. 14 miles to the South. The ranch is located on a county maintained gravel road. The BLM permit is contiguous with the deeded property.

**Wildlife**: The ranch has Antelope, Mule deer, and Elk on a frequent basis. Water fowl on the wet private lands.

**Price and terms**: The ranch is being offered at \$3,500,000. Seller needs cash at closing.

**For More information**: Contact Paul Bottari, Broker ALC Bottari & Associates Realty, Inc. 775-752-3040 (office) or by cell at 775-752-0952





OPERATOR COPY

Form 4130-3a (February 2012)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

GRAZING APPLICATION

IF CHANGED RETURN BY

BUREAU OF LAND MANAGEMENT EGAN FO HC33 BOX 33500 ELY NV 89301-9408 AUTH NUMBER: 2703790 DATE PRINTED: 2/29/2016

FORM APPROVED
OMB NO. 1004-0041
Expires: August 31, 2014

STATE OFFICE AUTH NUMBER PREFERENCE CODE DATE PRINTED

LLNVL01000 2703790 03 02/29/2016

MICHAEL MORRISON P.O. BOX 1016 MCGILL NV 89318

INSTRUCTIONS: DO NOT RETURN THIS FORM UNLESS YOU ARE REQUESTING CHANGES. This application restates terms and conditions from your BLM grazing permit. Grazing bills will be based on these schedules unless you request changes which are subsequently approved by the BLM. To request changes: edit the schedules and then sign and return the form by the date shown above. A service charge will be assessed for changes which require a reissue of a grazing bill. Contact your local BLM office at 775-289-1800 if you have questions.

MANDATORY TERMS AND CONDITIONS		LIVESTOCK	GRAZING	PERIOD		
ALLOTMENT	PASTURE	NUMBER KIND	BEGIN	END % P	TYPE USE	AUMS
SCHEDULE NUMBER: 1			/ /	00/00/17 1/	00 ACTIVE	362
00416 HEUSSER MOUNTAIN	AIRPORT FLAT	73 CATTLE	10/01/16	02/20/2		
00416 HEUSSER MOUNTAIN	AIRPORT FLAT	88 CATTLE	03/01/17	03/31/17 10	00 ACTIVE	90
00416 HEUSSER MOUNTAIN	WINTER I	31 CATTLE	10/01/16	02/28/17 10	00 ACTIVE	154
	B & W SEEDING	147 CATTLE	05/01/16	06/15/16 10	00 ACTIVE	222
00416 HEUSSER MOUNTAIN	2 4 11 00000	97 CATTLE	05/01/16	06/15/16 10	0 ACTIVE	147
00416 HEUSSER MOUNTAIN		134 CATTLE	05/01/16		00 ACTIVE	203
00416 HEUSSER MOUNTAIN	UNIT 1 (COVE)	F-F-(2) (277-7/2019)		00/20/24		145
00416 HEUSSER MOUNTAIN	UNIT 2 (SMITH)	96 CATTLE	05/01/16	06/15/16 10	00 ACTIVE	
00416 HEUSSER MOUNTAIN	UNIT 3 (LUSETTI)	104 CATTLE	05/01/16	06/15/16 1	00 ACTIVE	157

OTHER TERMS AND CONDITIONS:

ALLOT NO

ALLOTMENT SUMMARY (AUMS)

ALLOTMENT

00416 HEUSSER MOUNTAIN

ACTIVE AUMS

SUSPENDED AUMS TEMP SUSPENDED AUMS

1486

447

0

