

PRICE REDUCED:

Please contact us for a full sale package and ranch map.

Moon River Ranch

127,000 acres (1,041 deeded) in Nye County, Nevada



Price: ~~\$5,500,000~~ \$3,500,000

(Livestock and equipment may be available for separate sale at market price but are not including in the list price.)

Dan Nelson - Gary Nelson
801-482-7564 | daniel@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- Large cattle ranch located in Nye County, in east-central Nevada
- Includes 100% ownership in Moon River Spring, a large artesian spring which feeds a 60-acre private reservoir
- Includes 1,041 deeded acres (409 irrigated with wheel lines and four new T&L pivots)
- Currently running 600 head of cows, bulls, and heifers
- Grazing leases include Forest Moon BLM allotment (2,263 AUMs) and Kirch Wildlife NDOW permit (1,000 AUMs)
- Adjacent to the Kirch Wildlife Management Area, a prime destination for waterfowl hunting and fishing
- Improvements include homes, shop, corrals, airstrip, etc.



450 Hillside Drive A211
Mesquite, NV 89027
801-487-6100

www.highlandranches.com

Grazing Leases							
Lease Type	Allotment Name	Allotment Number	Ownership	Livestock Number	Dates	AUMs	2017 Cost
BLM	Forest Moon	NV01010	100%	226	05/01 to 02/28	2,263	\$ 3,000.00
NDOW	Kirch Wildlife Management Area	15R-05	100%	Unspecified	05/15 to 02/15	1,000	\$26,500.00

Please contact us for a higher resolution version of this map.

Moon River Ranch
±127,000 acres
Nye County, Nevada

-  Highway 318
-  Graded Public Road
-  Deeded Land
-  BLM Forest Moon Allotment
-  NDOW Kirch Wildlife Management Allotment
-  Bureau of Land Management (BLM)
-  Nevada Division of Wildlife (NDOW)
-  National Forest
-  Water Rights

Disclaimer: This map has been prepared for marketing purposes and is intended to show the general location of the Moon River Ranch. All acreages and boundary lines are approximate. This map should not be used as a survey or relied upon for legal purposes. No warranty is made as to its accuracy. Interested parties should independently verify all boundaries and acreages. Copyright Highland Commercial, Inc.

HIGHLAND COMMERCIAL
801-487-6100
www.highlandranches.com

Moon River Water Rights							
App/Permit	Certificate	Priority Date	Source Description	Use	Duty (AFA)	Acres	Diversion (CFS)
13760	4173	1945	Moon River Spring	Irrigation	1513.00	378.13	3.932
19294	5897	1960	Gurley Irr Spr No. 1	Irrigation	52.97	13.24	0.096
19471	5833	1961	Gurley Stk Spr No. 1	Stockwatering	11.29		0.015
19472	5834	1961	Gurley Stk Spr No. 2	Stockwatering	11.29		0.015
20329	5898	1962	Egan Spring	Stockwatering	11.42		0.015
408	195	1907	Forest Home	Irrigation	282.44	70.61	0.706
4818	1371	1918	Forest Home Creek	Irrigation	297.29	81.6	0.816
-	V01151	1881	Forest Home Spring	Irrigation	-	85.35	-