

BIG CREEK - Ranch -

WINNEMUCCA, NEVADA

Offered at
\$3,995,000



**CLARK
COMPANY**
RANCH REAL ESTATE

BIG CREEK - Ranch -

49070 Big Creek Road | Winnemucca, Nevada 89445



Description

Nestled at the base of the Pine Forest Range, north of Winnemucca, the 1275±-acre Big Creek Ranch is comprised of 675± acres irrigated land, which includes 545± acres of alfalfa ground under 2-pivots, and 350± acres water righted land. Bisected by Big Creek, the Ranch is an outdoorsmen's paradise presenting abundant wildlife including deer, antelope and trout. Complemented by a private, 9-hole golf course and 4000±' air strip, Big Creek Ranch is improved with an expansive Spanish-style main home, guest residence, horse barn, shop, and sheds.



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Big Creek Ranch is positioned at 49070 Big Creek Road, approximately 80± miles northwest of the town of Winnemucca off of Highway 140. Positioned in Humboldt County in northwestern Nevada, Big Creek Ranch is situated at the foot of the Pine Forest Mountain Range, which brims with lakes, streams, and creeks and stretches to an elevation of 9,300 feet.

Location

Big Creek Ranch includes a 4000' airstrip, but local aviation is available at Winnemucca Municipal Airport approximately 100 miles southeast. Comprised of two airstrips and two helipads, the airport offers general aviation, charter service and airfreight, but no passenger services. International and domestic flights are available at Reno-Tahoe International Airport, roughly 250 miles southwest.



Situated nearly halfway between San Francisco and Salt City on Interstate 80, Winnemucca, Nevada is a place of agriculture, mining and ranching. Continuously occupied since the early 1830s when beaver trappers established camp on the Humboldt River, Winnemucca is home to the Buckaroo Hall of Fame and Heritage Museum. Named in honor of the region's Paiute Indian chief, Winnemucca's historic downtown contains delightful boutiques, restaurants, pubs, and local businesses.

Locale

Bordered to the north by Oregon, Humboldt County is located in the rugged high desert region of Nevada offering some the most spectacular scenery in the State and a wide range of recreation. The rich gold mining center of the Western United States, Humboldt County also leads Nevada in agriculture with over 100,000 acres under cultivation.

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Improvements

Big Creek Ranch is improved with a private, 9-hole golf course, 4000± foot air strip, an expansive Spanish-style main home, guest residence, horse barn, shop, and sheds.

GOLF COURSE: Encompassing 80± acres, Big Creek Ranch's private 9-hole golf course features 6962± yards from the back-tees. There are two 3-par holes, five 4-par holes and two 5-par holes. Bisected by Big Creek, the golf course is fully irrigated with pop-up sprinklers and two small ponds.

RESIDENCES: The exquisite main residence is positioned in the center of the golf course offering panoramic views of the greens and the Pine Forest Range beyond. Comprising 4940± square feet, the main residence is a 3 bedroom, 3½ bath tri-level home with Spanish-style architecture complete with stucco siding, tile roof, perimeter porch and upstairs balcony. Built in 1992, the superb interior features Saltillo tiles, raised wood ceilings and trusses, Spanish-style sconces for lighting, and radiant heat in floors.



The guest residence is a manufactured home built in 1977 and comprises 1,728± square feet. There is also a 1,000± square foot employee residence with attached golf cart shed. The Stone House, built in 1907, is utilized for storage.



ADDITIONAL IMPROVEMENTS: Dirt and graveled roads traverse the Ranch for onsite access, and there is a private, paved 4000± foot landing strip.

The shop is a Quonset style, 4848± square foot building with cement floor, electricity and insulated interior. The horse barn has six individual horse stalls and an enclosed storage/tack room. There are also various other support structures, an 8,000± gallon fuel tank, two 1,000± gallon fuel tanks and 500± gallon waste oil tank next to the shop.

Bisected by Big Creek through the golf course and farm ground, Big Creek Ranch water rights include surface water from Big Creek, Boyd Creek, Willow Creek, Willow Springs, Unnamed Springs, Short Creek, Unnamed Canyon, and Pas Creek for a total of $480\pm$ water righted acres. Altogether, irrigation water rights encompass $2000\pm$ irrigated acres and stock water for up to 400 head of cattle.

Water

Water is distributed via one domestic well and two irrigation wells that supply water to two pivots. The two irrigation wells were drilled 2006 to a depth of $450\pm$ feet and are equipped with 250hp turbine pumps. Additionally, a concrete holding reservoir with booster pumps and gates is used to irrigate golf course and flood irrigated acres.

Basin	Status	Source	Type of Use	Irrigated Acres	Annual Duty
29	CER	UG	STK	0.00	8.96
	CER	UG	DOM	0.00	1.63
	CER	UG	IRR	262.70	1,050.80
	CER	UG	IRR	262.70	1,130.80
VST	SPR	IRR	IRR	180.00	720.00
VST	SPR	IRR	IRR	180.00	720.00
VST	SPR	IRR	IRR	180.00	720.00
VST	SPR	IRR	IRR	180.00	720.00
VST	SPR	IRR	IRR	180.00	720.00
VST	SPR	IRR	IRR	180.00	720.00
VST	SPR	IRR	IRR	180.00	720.00
PER	STR	IRR	IRR	300.00	1,244.41



Operations

Big Creek Ranch boasts $675\pm$ acres of irrigated land, presently comprised of $545\pm$ acres of alfalfa ground under two pivots and $130\pm$ flood irrigated acres, for an approximate net income of \$110,000. Typical for the area is 4-5 tons per

acre from 3 cuttings per year. In 2015, from two cuttings, the crop yielded a total of $2,031\pm$ tons, an average of $3.72\pm$ tons per acre.

There are also $350\pm$ acres of water righted ground, which includes unfarmed land and the golf course plus $240\pm$ acres of dryland.

Additionally, there are plans to increase the irrigated land by $120\pm$ acres and add two more pivots, for a total of $795\pm$ irrigated acres under four pivots. The water righted ground would then decrease to $230\pm$ acres, and the dryland would remain at $240\pm$ acres.



Notably, the alfalfa grown in Nevada is of superior quality and in high demand from out of state dairy operators.

Furthermore, Big Creek Ranch presents abundant wildlife, including deer and antelope, which, in conjunction with the Department of Fish & Wildlife, allows for hunting to take place on the Ranch at a fee to hunters.

Climate

Winnemucca's climate is semi-arid and characterized by warm summers and cold winters. The hottest of the summer months, temperatures in July average 93 degrees, dropping to the low 50s at night. Winters are cold, averaging a high of 42 degrees and low of 17 degrees in January when temperatures are coldest. Snowfall is generally light, averaging 21 inches in a typical year, and rainfall is typically 8.23 inches per year.



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Big Creek Ranch is comprised of 1,275± acres, 545± of which are irrigated under 2 pivots, 130± acres are flood irrigated and 350± acres are water righted. Additionally, 240± acres are dry land and 10± acres are dedicated to the farmstead.

**Acreage,
Zoning
& Taxes**

Big Creek Ranch is zoned M-3, Open Land Use District. Annual property taxes were approximately \$8,200 in 2015.

APNs:

4430-23-400-001	4430-23-400-002	4430-24-100-001
4430-24-300-001	4430-24-400-001	4431-19-100-001
	4431-30-100-001	

There is a 20±-acre parcel in the center of the property that is not included with this offering and does not affect farming or access to Big Creek Ranch.

***Offered at \$3,995,000*****Price**

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