

# NORTH STARR RANCH

3,494± ACRES | \$3,600,000 | DEETH, ELKO COUNTY, NEVADA



**CLARK**  
**COMPANY**  
RANCH REAL ESTATE

1031 Pine Street | Paso Robles, California 93446 | Phone: (805) 238-7110 | Fax: (805) 238-1324  
[www.clarkcompany.com](http://www.clarkcompany.com) | [info@clarkcompany.com](mailto:info@clarkcompany.com) | NV RED# B.41551

# NORTH STARR ~ RANCH ~

Starr Valley Road | Deeth, Elko County, Nevada 89835



## Description

The one-of-a-kind North Starr Ranch, comprising 3,494± acres, is a hunter's and outdoorsmen's paradise, situated in Wells, Nevada, bordering Humboldt National Forest and sitting at the base of the Ruby Mountains, which is known for the finest mule deer hunting in the West.

North Starr Ranch abounds with limitless opportunities for recreation: hunting, fishing, camping, hiking, and beyond! Water is abundant and supplied via two wells and surface water rights. Additionally, North Starr Ranch is utilized as a seasonal cattle ranch, carrying 300+ units, making it a complete turn-key operation. North Starr Ranch is incredible and must be seen to be believed.



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## Pete Clark

1031 Pine Street | Paso Robles, California 93446  
Phone: (805) 238-7110 | Fax: (805) 238-1324 | NV RED# B.41551  
[www.clarkcompany.com](http://www.clarkcompany.com) | [info@clarkcompany.com](mailto:info@clarkcompany.com)

[www.clarkcompany.com/properties/North-Starr-Ranch/](http://www.clarkcompany.com/properties/North-Starr-Ranch/)

**Acreage  
& Zoning**

North Starr Ranch is comprised of 25 parcels encompassing 3,494± acres zoned Open Space. This Elko County Nevada designation “is intended to provide protection for agricultural areas from urban development of residential subdivisions, and to serve as an open space area around the more intensive urban uses of the county of Elko.”<sup>1</sup> Additional use information may be found with Elko County Planning. Property taxes for 2019/2020 taxes were approximately \$645.

APN's:

007-550-043	007-550-045	007-550-050	007-550-051	007-550-052
007-550-056	007-550-063	007-550-064	007-550-066	007-550-067
007-550-068	007-550-069	007-550-072	007-550-073	007-550-074
007-550-075	007-550-076	007-550-077	007-550-079	007-550-080
007-550-081	007-550-082	007-550-083	007-550-084	007-550-085

<sup>1</sup> [Elko County Nevada County Code, Title 4, Chapter 2, 4-2-1](#)



North Starr Ranch is presently operated as a seasonal cattle operation. The estimated carrying capacity is 300± animal units. With the grazing rights leased from May to November on an annual basis, producing an average annual income of approximately \$57,000. Additionally, there are 91± irrigated meadow acres, high on the mountain, utilized for grazing.

**Operations**

Further, North Starr Ranch presents the opportunity to be developed into a hunting retreat or event destination presenting opportunity for utilization for events including hunting excursions, out-door concerts, weddings, and reunions.

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## Recreational Considerations

North Starr Ranch controls all access roads into the higher reaches of the East Humboldt Range of the Ruby Mountains and provides admission to the nearby Hole in the Mountain Peak, which stands at 11,300 feet and overlooks the Ranch. ATV and mountain

bike trails are plentiful and winter sports, such as snowmobiling and skiing are unlimited due in part to the neighboring Ruby Mountain Heli Ski.

The Ranch also abounds with hunting opportunities including mountain goat, mountain sheep, elk, snowshoe hare, cottontail rabbit, mountain lion, lynx, coyote, and badger. There is also a wide variety of upland game including blue grouse, sage grouse, rough grouse, chukar, Hungarian partridge, quail, dove and Himalayan snowcock, which can only be hunted in a few areas in the world. Moreover, North Starr Ranch and surrounding has been known as the finest mule deer hunting area in the West.



## Water

North Starr Ranch possesses two wells, with 178.32± acres water rights utilized in conjunction for irrigation use. Surface water rights exist through Ackler and Herder Creeks, which are dependent on snowfall but are typically dependable. Irrigation is accomplished via surface ditches diverted out of Ackler Creek, Herder Creek and Alles Creek and spring.

## Price

**Offered at \$3,600,000**

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