

EXECUTIVE SUMMARY



A One-of-a-kind Place

OFFERING SUMMARY

Sale Price: \$4,404,250

Lot Size: 3,190 Acres

Price / Acre: \$1,381

Zoning: Grass, Pasture, Forest

Market: Pleasant Valley

Submarket: Siard/Hager Ranches

PROPERTY OVERVIEW

Welcome to the JOHNSON GROUP Commercial Real Estate offering of an EXCEPTIONAL opportunity. ALL OR PART is available for you to choose from. Nestled 40 miles south of Winnemucca, NV, in the scenic surroundings of Pleasant Valley. These Cattle, Hunting, and/or Nature Ranches consist of a Portfolio of 27 parcels (3,192 acres) that have been divided into six ranch sites of various sizes. Each property includes a stream and springs. The properties are surrounded by thousands of acres of unobstructed BLM land. Potential investor uses include Hunting, the Environmental Oasis of Aspen trees and flowering fields, and Cattle Ranch land. Owned since the turn of the century by the same family. One ranch has existing improvements which include a modernized Ranch house, bunk house, coral, and another shed building dating back to 1900. Wildlife includes Chukar, partridge, turkey, mountain lion, deer, and other animals and birds. Easy to access, located off the grid, and private for you to enjoy. It promises a seamless transition from vision to reality. This is a rare opportunity to obtain seldom available land.

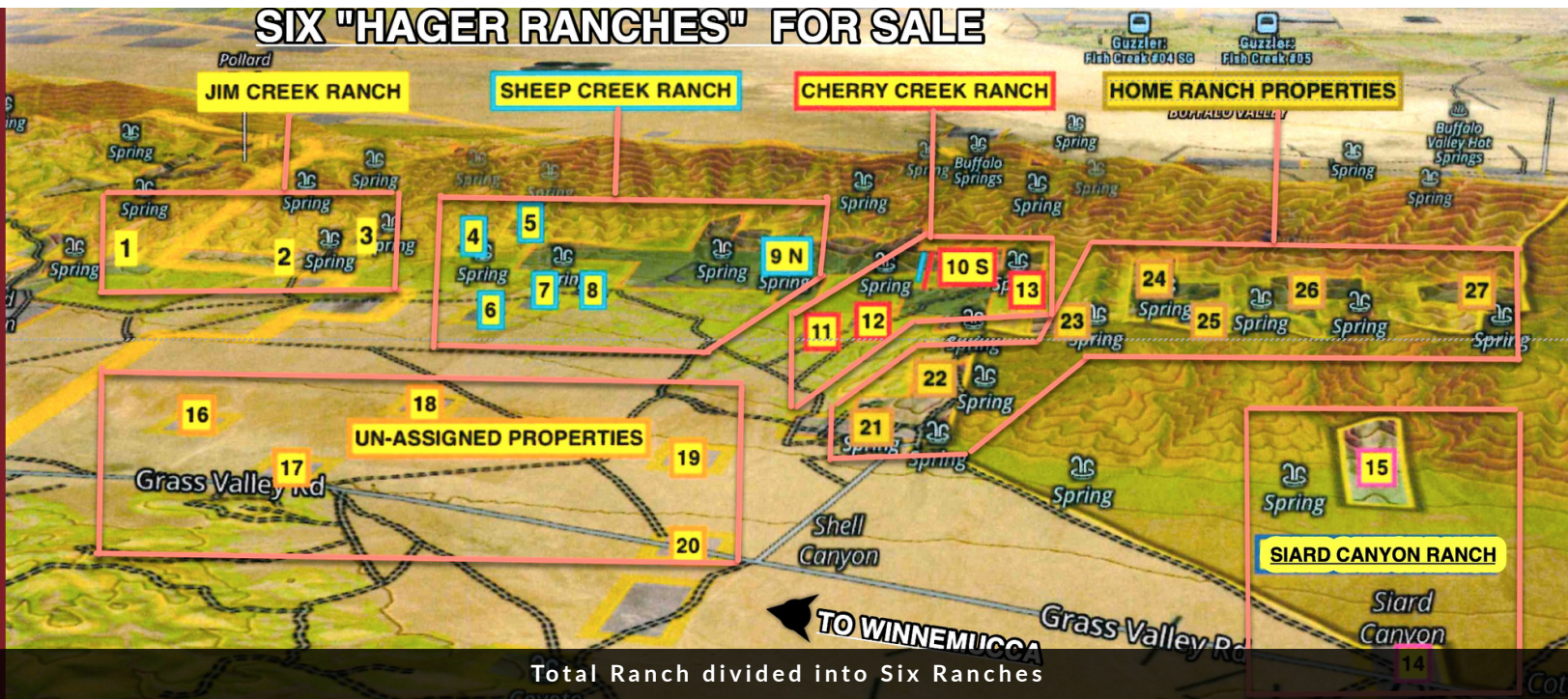
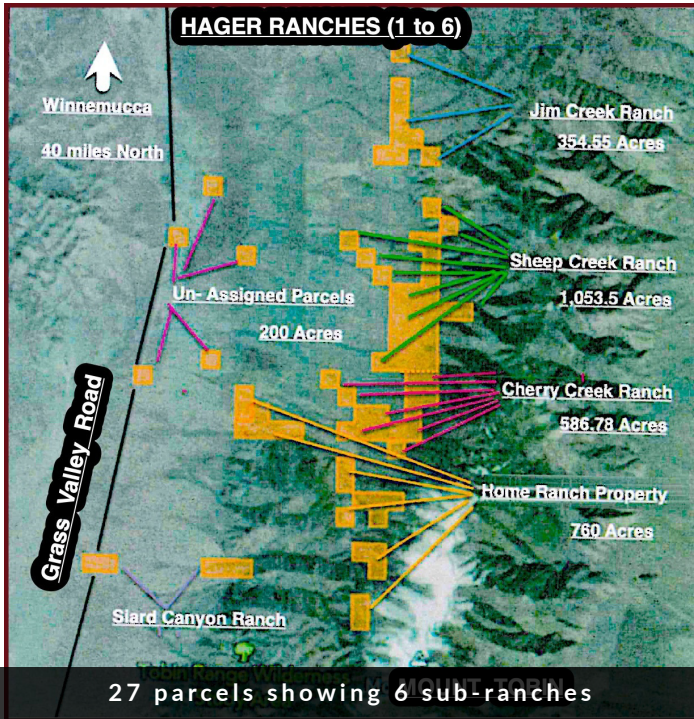
PROPERTY HIGHLIGHTS

- The **six sub-ranches** vary in sales prices from: \$200,000 to \$1,303,000. All six total the asking sale price of: \$4,404,250..
- Upgraded Ranch House, corral. Grassland areas suitable for multiple purposes.- Potential investor uses include Hunting, an Environmental Oasis of Aspen trees and flowering fields, and Cattle Ranch land.

RICHARD JOHNSON
NV #B.58025
775.823.8877 X201
DICK@JOHNSONGROUP.NET

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

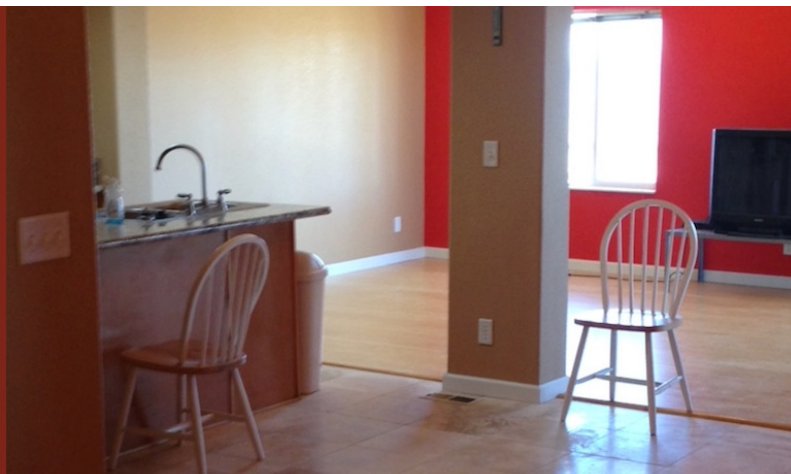
ADDITIONAL PHOTOS

RANCH RECAP WITH BPO EVALUATIONS

MAP ID #	APN'S	ACREAGE	\$ PRICE/AC \$1,000	\$ PER RANCH
JIM CREEK RANCH				
3 PARCELS				
1 2 3	013-030-03	40		
	013-030-08	274.55	\$250,000	
	013-030-29	40		
	TOTAL	354.55	\$354,000	\$604,000
SHEEP CREEK RANCH				
6 PARCELS				
4 5 6 7 8 9	013-030-30	40		
	013-030-11	40		
	013-030-16	40		
	013-030-32	40		
	013-030-33	40		
	013-030-17	40		
	TOTAL	853.5	\$ 1,053,500	\$1,303,500
CHERRY CREEK RANCH				
4 PARCELS				
10 11 12 13	013-030-17	488.64		
	013-030-35	40		
	013-030-36	40		
	013-050-03	40.11		
	TOTAL	588.75	\$586,750	\$836,750
SIARD CANYON RANCH				
2 PARCELS				
14 15*	013-050-12	80		
	WSA 013-050-11	120		
	TOTAL	200	\$200,000	\$200,000
UN-ASSIGNED PROPERTIES				
5 PARCELS				
16 17 18 19 20	013-030-13	40		
	013-030-14	40		
	013-030-15	40		
	013-030-21	40		
	013-030-24	40		
	TOTAL	200	\$200,000	\$200,000
HOME RANCH PROPERTIES				
7 PARCELS				
21 22 23 24 25 26 27	013-030-25	80		
	013-030-26	200		
	013-050-04	80		
	013-050-05	160		
	013-050-10	40		
	013-050-09	120		
	013-050-13	80		
	TOTAL	760	\$760,000	
	IMPROVEMENTS		\$ 250,000	\$ 1,260,000
TOTAL ACREAGE OF ALL PARCE		3,154.80		
GRAND SUMTOTAL OF ALL PARCELS BY RANCHES AND UNASSIGNED PARCELS				\$4,404,250

USER TO VERIFY ALL INFORMATION

ADDITIONAL PHOTOS



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADVISOR BIO 1



RICHARD JOHNSON

Principal & Broker of Record

dick@johnsongroup.net

Direct: 775.823.8877 x201 | Cell: 775.741.0829

NV #B.58025

JOHNSON GROUP COMMERCIAL

5255 Longley Lane Suite 105

Reno, NV 89511

775.823.8877

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET