



SURPRISE VALLEY

GEOHERMAL LAND & RESORT

kw | KELLER WILLIAMS
REALTY

MASSIVE GEOTHERMAL POTENTIAL

Welcome to Surprise Valley Hot Springs, the hidden gem of California, nestled in the northeastern corner, where innovation meets sustainability.

The 1,182+ acres of prime geothermal land has received \$4M in grants. After years of research, the California Energy Commission released a preliminary report that states, **“The productivity is among the highest level seen in the Geothermal Industry.”**

This unique property sits on top of a vast aquifer of green energy in the form of artesian hot water, making the developmental opportunities nearly unlimited. The Warner Mountains overlook the secluded high-desert valley in eastern California.

LOCATION

Today we present a unique opportunity that combines the land's rich history with its untapped geothermal potential. Our properties are strategically located at the western edge of the Great Basin, a region where water does not flow to the ocean.



KNOWN GEOTHERMAL RESOURCE AREAS

Known Geothermal Resource Areas
California, 2020



California boasts several known geothermal resource areas or “KGRA,” identified by the U.S. Geological Survey. Modoc County has its own here in Surprise Valley.

Out of the 20 known KGRA’s in California, two are in Surprise Valley.

Few have the research, data, and reports that are backed up by several geological agencies.

 Known Geothermal Resource Area (KGRA)

Note: Known Geothermal Resource Area (KGRA) data is obtained from the California Department of Conservation, Geologic Energy Management Division (CalGEM, formerly DOGGR) from 2002.

KNOWN GEOTHERMAL RESOURCE AREAS



1,182 Acres

*Outlines are approximate

GEOHERMAL EXPLORATORY DRILLING



We've struck incredible geothermal energy at a relatively shallow depth of 2,300 feet. Our land holds the potential for commercial-grade electrical energy production. The hot springs and wells on these properties have been rigorously studied by esteemed institutions such as UC Davis, NASA, and more. An exploratory well (WME E1), drilled to 3,605 feet, confirmed a high-temperature geothermal resource.

ANCIENT WATER HOT CREEK

This ancient water hot creek — approximately 140°-180° F — runs across the property. There is low sulfur, which means no “rotten egg” smell, and **full mineral rights**, which include 27 minerals in the water, making it a healing experience!



DEVELOPMENT STAGE



The Surprise Valley geothermal system in Cedarville, California, remains largely undeveloped but holds excellent potential for electrical energy production and direct use (given what is known about the resource). The California Energy Commission has funded two grant agreements of just under \$4M to investigate the temperature and permeability of a deeper resource for energy production on the east side of the valley. The study methods included drilling an exploratory well to a targeted depth of 4,000 feet, mud logging, borehole geophysical logging, well testing, geochemical sampling, and reservoir modeling.

RESEARCH & TESTING

The research team initiated drilling on May 15, 2019, and finished on June 8, 2019. The well, Warner Mountain Energy-Exploratory 1 (WME-E1), was drilled to a depth of 3,605 feet. Reservoir testing and modeling show that WME-E1 can sustain the maximum artesian flow for over 20 years or more. The Surprise Valley geothermal reservoir can sustainably support much higher production levels with additional production and injection wells. The productivity index of WME-E1 is among the highest levels in the geothermal industry. The reservoir supplying WME-E1 is a shallow and highly productive low-temperature system, making it attractive in terms of production and injection drilling costs.



RESULTS



Geothermometry results indicate higher temperature potential. Deeper drilling could reveal a hotter, deeper reservoir and will help characterize the complex geological controls on the Surprise Valley geothermal system. A hotter resource will increase opportunities for Modoc County to apply it for economic development, build energy self-sufficiency and resiliency, and help California meet its clean energy goals.

Further, the study helps validate geothermal research methods and previous findings, builds confidence and understanding about the geothermal potential, and streamlines future exploration with reduced risk.

SURPRISE VALLEY HOT SPRINGS RESORT



SURPRISE VALLEY RESORT HOTEL



The resort accommodations include suites, deluxe rooms, and standard rooms. Most rooms have private outdoor soaking tubs fed by the artesian mineral waters. Multiple rooms have an indoor hot tub fed by the healing mineral waters. All rooms are fully furnished, each with a kitchen or kitchenette, and baths.

- Twenty-one fully furnished rooms, each with a kitchen or kitchenette, and baths
- Interior and exterior hot spring mineral tubs / indoor and outdoor hot mineral baths
- Resort business (fully staffed) / Motel & Lodge (furnished and geo-heated)
- RV park plans and cold water wells



TWO BEDROOM SUITE WITH INDOOR MINERAL HOT TUB



HOT SPRINGS RESORT PROPERTY FEATURES



CONFERENCE ROOM AND SHOP SPACE (5912 SQ FT)



SHOP
5,912 SQFT

DEVELOPMENT POSSIBILITIES + OPPORTUNITIES

**This property contains General Agricultural Zoning, or “(AG) zoning.”
Administrative use permit allows a wide range of commercial uses.**

**Upscale
Resort**



**Wellness or Retreat
Center**



**Commercial
Greenhouse**



DESERT ROSE SUBDIVISION

**Outlines Are Approximate*

- 16-parcel subdivision with lot sizes ranging from 5 to 23 acres
- Surrounded by BLM land on two sides
- Power and telephone stubbed in
- Buyers need to install their own septic and wells
- Close to thousands of miles of forest roads and hundreds of miles of trails
- The area is perfect for camping, hunting, bird watching, and fishing
- One cold-water well serves the landscaping and fire suppression for the subdivision; it includes a two-acre parcel with a separate entrance; potential cold-water use

16 parcel subdivision



ADDITIONAL PROPERTY FEATURES

This property is five miles from the California-Nevada border and five miles east of Cedarville, where you can find restaurants, lodging, a hospital, fairgrounds, a grocery store, and the Cedarville Airport, which has a 4,400-foot lighted runway (long enough for private jets). There is a large airport in Alturas 20 miles away.



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