



LANDGATE

Data Solutions and Marketplace for Land Resources

PARCEL: 1475497761,1475497765
HUMBOLDT COUNTY, NEVADA



LANDGATE

PROPERTY REPORT

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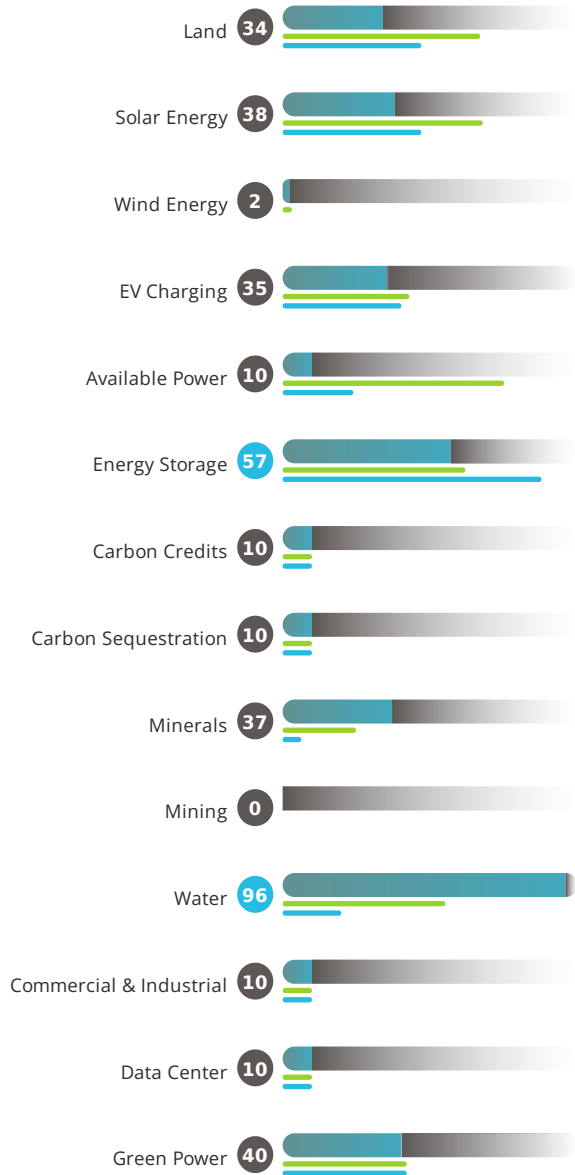
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

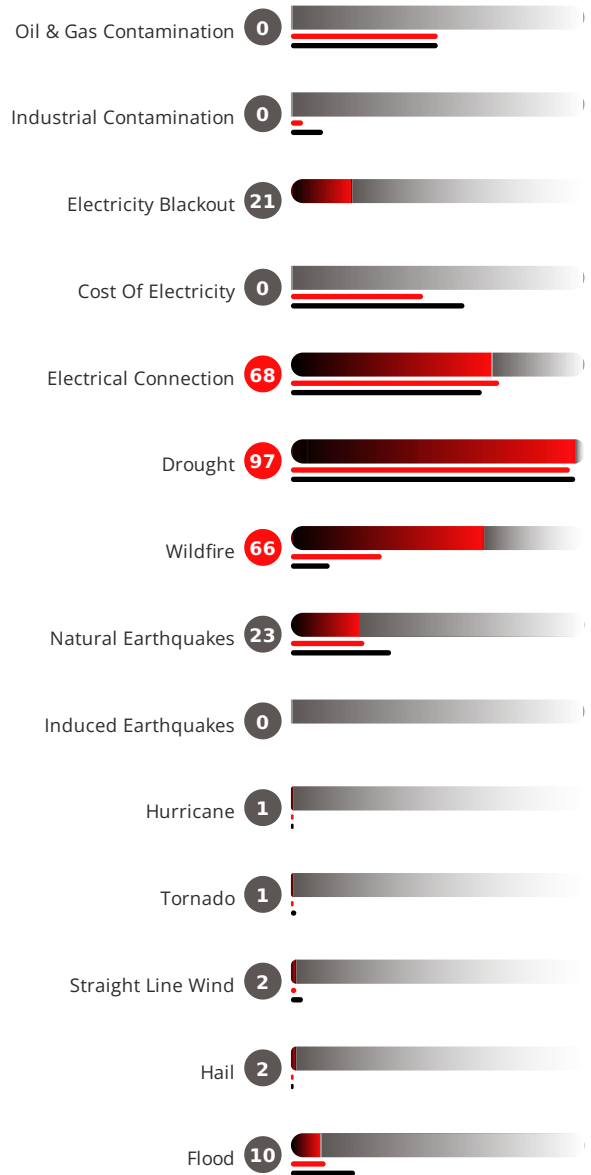
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$656/ac/yr
Wind Farm Lease:	\$35/ac/yr
Carbon (Carbon Credits):	\$0/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

LandGate Estimates by Parcel

Parcel/APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
03007413	PIONEER RD	20.252	\$783	\$657/ac/yr	\$34/ac/yr	57*	35*	\$0	\$0	\$20/ac	-	-
03007410	PIONEER RD	47.41	\$768	\$656/ac/yr	\$35/ac/yr	57*	35*	\$0	\$0	\$20/ac	-	-

LandGate Indexes By Parcel

			Indexes											Risk Factors								
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes
03007413	PIONEER RD	20.3	34	38	2	35	10	57			37		96	0	0	0	21	0	68	97	59	23
03007410	PIONEER RD	47.4	34	38	2	35	10	57			37		96	0	0	0	21	0	68	97	69	23

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	96.2 %
Annual Precipitation:	8.4 "
Average Annual Wind Speed:	12 mph
Average 3D Solar Irradiance:	249 W/m ²
Average High Temp:	63.7 °F
Average Low Temp:	33.1 °F
Average Slope:	1 °
Maximum Slope:	1.8 °


Total Land Value: \$52,257 (\$775/ac)

- Woodland \$43,553 (62.9 acres)
- Shrubland \$43,553 (62.9 acres)
- Developed \$6,732 (1.8 acres)
- Developed/Open Space \$4,371 (0.7 acres)
- Developed/Low Intensity \$2,361 (1.1 acres)
- Pastureland \$1,539 (2.4 acres)
- Grassland/Pasture \$1,539 (2.4 acres)
- Cropland \$433 (0.2 acres)
- Alfalfa \$433 (0.2 acres)

Property Features



Acreage Details:

 Dwelling: 0 ac

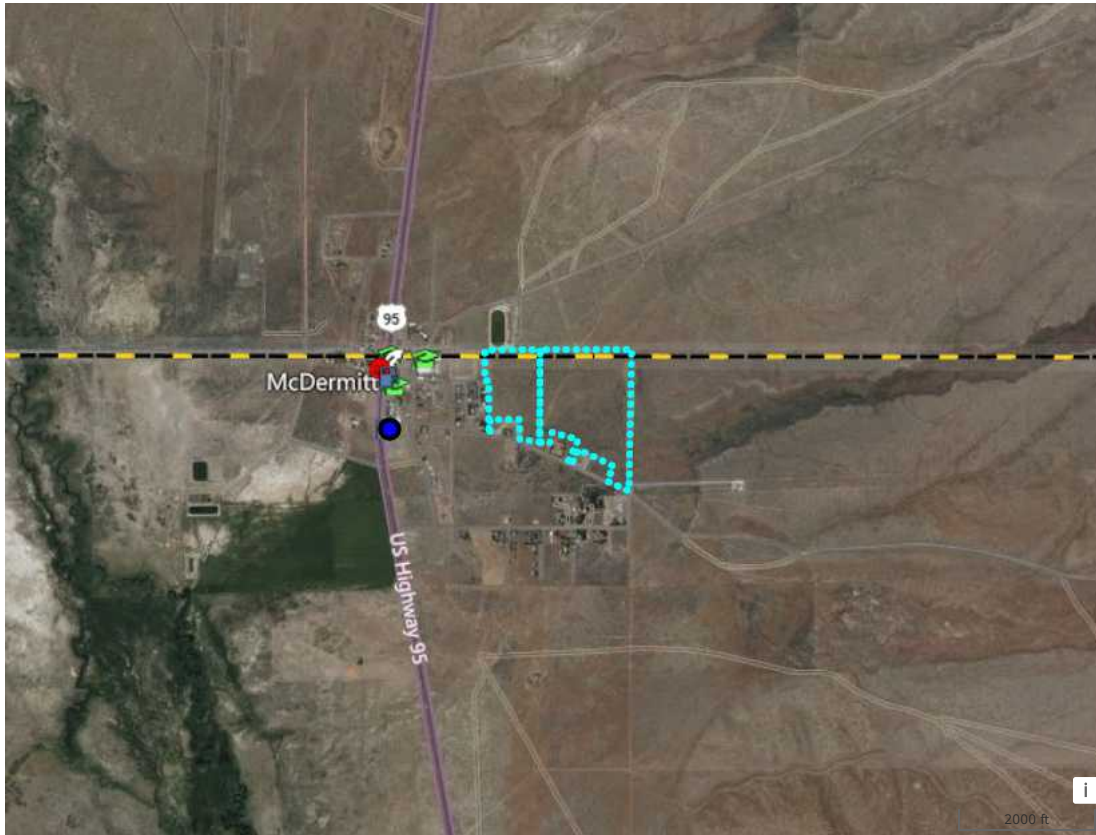
Elevation
















Average Elevation: 4,468 feet
 Minimum Elevation: 4,440 feet
 Maximum Elevation: 4,480 feet

Slope

Average Slope: 1 °
 Maximum Slope: 2 ° (No need for land grading)

Nearest Amenities



-  Restaurant
-  Park
-  Gas Station
-  Coffee
-  Entertainment
-  School
-  Shopping
-  Port/Terminal
-  Apartment Complex
-  Campground
-  Church
-  Hospital/Clinic
-  Hotel/Motel
-  Rest Area
-  Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: 0
 Number of Coffee shops within 1.5 mi: 0
 Number of Shopping amenities within 1.5 mi: 0
 Number of Hotels within 1.5 mi: 0
 Number of Schools within 1.5 mi: 0
 Number of Gas Stations within 1.5 mi: 0
 Number of Churches within 1.5 mi: 0
 Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: **No hospital within 1.5 miles**
 Distance to nearest Port/Terminal: **No Port / Terminal within 1.5 miles**
 Distance to nearest EV Charger: **No EV Charger within 1.5 miles**

Topo



Elevation

Average Elevation: 4,468 feet
Minimum Elevation: 4,440 feet
Maximum Elevation: 4,480 feet

Slope

Average Slope: 1 °
Maximum Slope: 2 ° *(No need for land grading)*

Trees



Current Trees

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	0
Tree Canopy Density (%):	0
Forest Age (yr):	115
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	8

Reforestation Potential

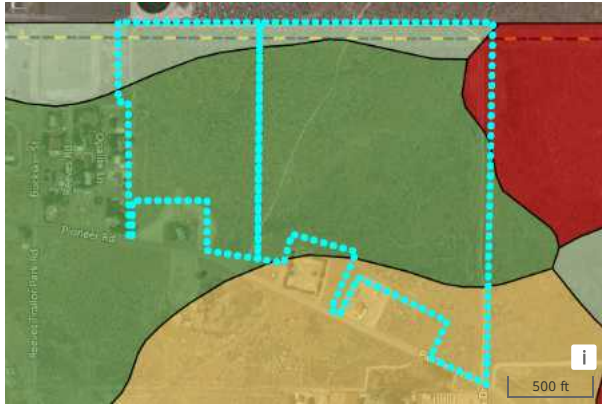
From Non-Tree Cover Acres (ac):	67.68
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0.24
Potential Area for Reforestation Acres (ac):	0.2
Water Precipitation (in/yr):	8.00
Suggested Tree Type for Reforestation:	Aspen spp -
Maximum Tree Canopy Density (%):	0.00

Details by Tree Type

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.160	\$0.01

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
600	2	A	52	Valmy fine sandy loam, 0 to 2 percent slopes 1/	Conditionally Prime Farmland
773	3	B	8.7	Broyles ashy very fine sandy loam, moderately saline	Conditionally Prime Farmland
253	4	B	5.3	Connel-McConnel complex, 0 to 2 percent slopes 1/	Conditional Farmland of Statewide Importance
726	7	D	1.5	Dewar association	Not Prime Farmland
NOTCOM	Unspecified		0.2	No Digital Data Available	Not Prime Farmland

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

Dwelling: 0 ac

Est. Solar Rent: \$656 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage: 68 ac
 Total Buildable Acreage: 67 ac

** Solar rent is based off of buildable acreage.
 Solar projects may not use the entire potential buildable acreage.
 Average acreage for community solar projects is 15-30 acres.
 Average acreage for Utility Scale solar projects is 100+ acres.*

Potential Capacity/Output

Direct Solar Irradiance: 217 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 249 W/m²
 Possible Number of Solar Panels: 44,181
 Parcel Max Capacity: 20 MW
 Max Annual Output: 27,256 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator
 Distance: 43.518 miles
 Operating Capacity: 0

Wind



Est. Wind Rent: \$35/ac/yr



Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.84
 Parcel Max. Capacity: 2.781 MW
 Parcel Max. Annual Output: 3,727.123 MWh

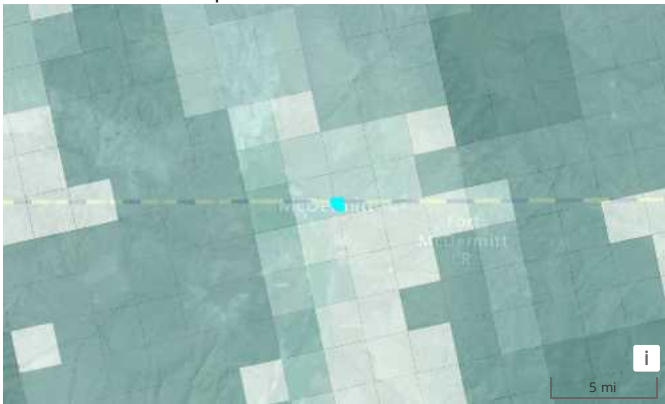
Buildable Acreage For Wind

Gross Parcel Acreage: 68 ac
 Total Buildable Acreage: 67 ac

Acreage Details

		Dwelling	0 ac
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Wind Lease Value Heat Map



LandEstimate - Lease Value in \$/ac/yr

- < \$100
- \$100 < x < \$150
- \$150 < x < \$225
- \$225 < x < \$300
- \$300 < x < \$375
- \$375 < x < \$450
- \$450 < x < \$550
- \$550 < x < \$650
- \$650 < x < \$700
- > \$700

Electrical Infrastructure



Nearest Substation

Substation Name: UNKNOWN202789
 Distance: 4.364 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: HARNEY ELECTRIC COOP, INC
 Distance: 4.206 miles
 Max Capacity: 250 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: -
 Distance: 43.518 miles
 Operating Capacity: 0

Nearest Wind Farm

Name: Durbin Creek Windfarm (Burnt River)
 Distance: 164.54 miles
 Operating Capacity: 10 MW

Commodity Pricing

Wholesale Market: NW-index
 Avg. Energy Price: -
 State/Local Incentives: 1 \$/MWh
 Total Value of Solar Energy: -

Commodity Pricing

Wholesale Market: NW-index
 Avg. Energy Price: -
 State/Local Incentives: 1 \$/MWh
 Total Value of Wind Energy: -

Direct Solar Irradiance: 217 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 249 W/m²

EV Charging

Nearest Major Road and Site Score



Nearest Major Road

Name	U95
Distance	0.3 miles

EV Site Score:	35
EV Corridor Site Score:	100
EV Exit Ramp Score:	0
Substation Index Score:	0
Transmission Line Index Score:	0
EV Charging Station Score:	10
Tribal and DAC Index Score:	100

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Nearest Transmission Line

Owner:	HARNEY ELECTRIC COOP, INC
Distance:	4.2 miles
Max Capacity:	250 MW
Available Capacity:	-

Site Details

Nearest Amenity Name:	McDermitt Post Office
Nearest Amenity Type:	Point of Interest
Nearest Amenity Distance:	0.3 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	67.41556 sq ft
Average Annual Energy Price:	83.5 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

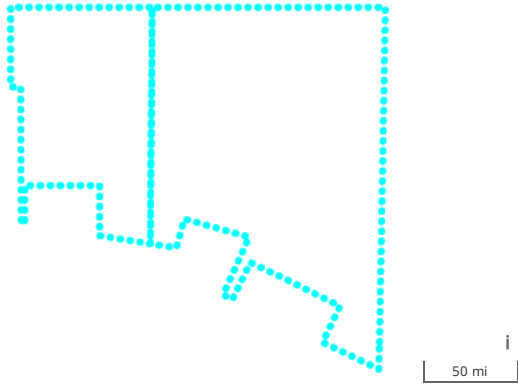
Nearest Substation

Substation Name:	UNKNOWN202789
Distance:	4.4 miles
Substation Max kV:	115 kV
Substation Min kV:	115 kV

Nearest EV Charging Station

EV Network/Owner:	SHELL_RECHARGE
Distance:	0.3 mi
EV Level:	DC Fast
EV Connectors:	CHADEMO,J1772COMBO
EV Pricing:	

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	67.66
Tree Cover Acres (ac):	0
Non-Tree Cover Acres (ac):	67.68
Carbon Credits Offset Est. Current Year (ton/ac/yr):	0.000
Carbon Credits Offset Est. Current Year (ton/yr):	0.000
Carbon Credits Est. Current Year (\$/ac/yr):	\$0
Carbon Credits Est. Current Year (\$/yr):	\$0.00

Tree Carbon Credits

Tree Acres (ac):	0
Tree Canopy Avg. Height (ft):	
Tree Canopy Density (%):	0
Forest Age (yr):	115
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	8.00
Tree Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Tree Carbon Offset Est. Current Year (ton/yr):	0.000
Tree Carbon Credits Est. Current Year (\$/ac/yr):	\$0.00
Tree Carbon Credits Est. Current Year (\$/yr):	\$0.00

Soil Carbon Credits

Organic Carbon Stocks (ton/ac):	8.215
Organic Carbon Density (kg/m ³):	90.796
Soil Carbon Offset Est. Current Year (ton/ac/yr):	0.133
Soil Carbon Offset Est. Current Year (ton/yr):	9.024
Soil Carbon Credits Est. Current Year (\$/ac/yr):	\$0.20
Soil Carbon Credits Est. Current Year (\$/yr):	\$13.54

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres (ac):	67.68
From Tree Cover Acres (ac):	0
Exclusion Zone for Non-Tree Area only (ac):	0.24
Potential Area for Reforestation Acres (ac):	0.2
Water Precipitation (in/yr):	8.00
Maximum Tree Canopy Density (%):	0.00
Reforestation Carbon Offset Est. Current Year (ton/ac/yr):	0.000
Reforestation Carbon Offset Est. Current Year (ton/yr):	0.000
Reforestation Carbon Credits Est. Current Year (\$/ac/yr):	\$0.000
Reforestation Carbon Credits Est. Current Year (\$/yr):	\$0.00

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- ▲ Surface Hole
- / Hydrocarbon Gas Liquid
- / Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Lease) \$10/acre

Geology (Nearby Wells)

- Basin and Range EBA

Production (Nearby Wells)

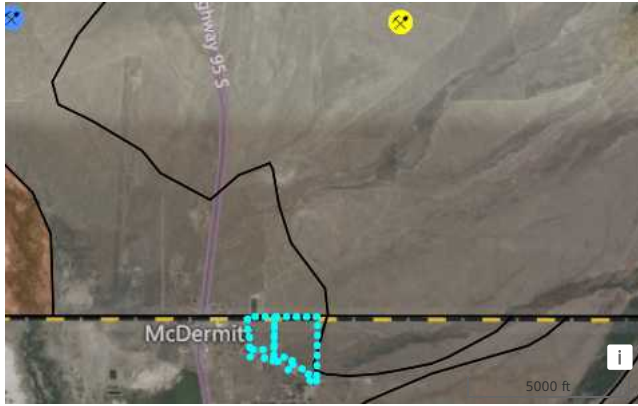
Selected items do not have available production data

Stratigraphic data is not supported for the selected basin

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (130.909 mi)	FORELAND-SOUTHERN PACIFIC LAND CO. NO. 1-5	FORELAND CORP.	2701105235	Vertical	Other							
● Abandoned	No (78.775 mi)	ELLISON NO. 2	HUMBOLDT ASSOCIATES	2701305003	Vertical	Other							

Mining



Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Precious Metals
Distance from Parcel	1.788 mi
Location Name	Mcdermitt Dendrite
Discovery Year	
Commodity Type	Both
Resource Size	
Main Commodity	Gemstone
Additional Commodity	Manganese
Operation Type	Unknown
County	Malheur
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Unknown
Year First Produced	
Year Last Produced	

Igneous Intrusive	Sedimentary	Metamorphic	Evaporite	Mines
<ul style="list-style-type: none"> ■ Pegmatite ■ Granitic/Granite ■ Diorite ■ Mafic ■ Alkalic ■ Mafic Volcanic ■ Felsic Volcanic ■ Alkalic ■ Andesite ■ Rhyolite ■ Tuff ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Sandstone ■ Shale ■ Banded Iron ■ Carbonate ■ Clastic ■ Chert ■ Conglomerate ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Greenstone ■ Amphibolite ■ Granofels ■ Gneiss ■ Schist ■ Conglomerate ■ Undifferentiated 	<ul style="list-style-type: none"> ■ Gypsum ■ Salt ■ Anhydrite ■ Undifferentiated Unconsolidated ■ Alluvium Water/Ice ■ Water ■ Ice 	<ul style="list-style-type: none"> ✦ Rare Earth Elements ✦ Precious Metals ✦ Construction Materials ✦ Energy ✦ Industrial ✦ Critical Minerals ✦ Unknown

Rock Description	Rock Classification	Acres	Percent of Parcels
Alluvium, undifferentiated	Unconsolidated Alluvium	66	98.5
Older alluvium and alluvial fan deposits	Unconsolidated Alluvium	1	1.5

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Mountain Home Air Force Base
Distance: 118.66 miles
Contaminant: SOLVENTS, PESTICIDES
Category: Groundwater
Stauts: NPL Site
LG Risk Score: 39.5 / 100

(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)

EPA Region: 10
City: Mountain Home
County: Elmore
State: Idaho
Latitude: 43.04805
Longitude: -115.8647
Date Proposed: 1989-07-14
Date Listed: 1990-08-30
Date Remediated: 1998-09-30
Link: [Mountain Home Air Force Base](#)