

**FOR SALE**

±1,079 Acres

Commercial Farm  
& Ranch Land

2801 Monte Neva Rd  
Ely NV 89301

# Offering Memorandum

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

# Property Summary

PARCELS ON  
13400 NORTH STEPTOE BENCH  
ELY NV 89301 **\$4,650,000**

RANCH HOUSE AT  
2801 MONTE NEVA RD  
ELY NV 89301 **\$400,000**

TOTAL SILVER  
LION FARMS OFFERING **\$5,050,000**

LOT SIZE **±1,079 Ac**

TOTAL RANCH HOUSE SF **±1,144 SF**

TYPE **Land | Farm & Ranch**

APN **008-490-24, 010-010-01,008-480-25, 008-480-14, 008-480-21, 010-020-01, 008-48-022-25**

ZONING **AG**

- ±1,079 Acres total owned fee simple
- Farms are located in the Steptoe Valley near Ely, NV
- This portion of the silver lion farms has proven water rights to irrigate approximately 845 acres
- Irrigated acreage is irrigated with underground water rights
- A total of eight (8) pivots served by six (6) wells
- All water rights are certificated or application approved
- Fantastic growing conditions at approximately 5,800 ft elevation
- Currently in operation producing high yields with very high protein content
- Call Curren for additional details

FOR MORE INFORMATION



**CLICK HERE**

OR TEXT 22405 TO 39200



# Executive Summary

## Location:

The farm is located in Nevada's beautiful Steptoe Valley in northeastern Nevada, White Pine County. The valley runs from Currie south about 100 miles. To the west of the valley are the Egan and the Cherry Creek mountain ranges, to the east is the Schell Creek Range. The farm headquarters are located at 30425 N. US Hwy 93. To the north about 55 miles is Wendover NV, to the south 60 miles is Ely NV, Elko NV is northwest about 125 miles, Salt Lake City UT is east about 180 miles, and Las Vegas NV is south about 300 miles. Area History: Mining was the major economic development in Steptoe valley during the early 1900's. From 1906-1908 the Steptoe Valley Mining and Smelter Company built a smelter and reduction plant in McGill to process copper ore that was mined in Ruth, NV. In 1859 the Overland Stage and Mail station was built in Schellbourne and the Pony Express started using the station. The smelter shut down in the 1970s. Today the mining continues by KGHM International Ltd outside of Ely NV and is a major source of employment in the area.

## Community Description:

The town of Ely is located within Steptoe Valley. According to the Nevada State Demographer, in July 2011 the population was 4,069. The population of White Pine County in 2006 was 9,150 people. Ely is the county seat. The area is well served by Ridley's Family Markets which carries all your grocery needs. Chris's Service and a few other gas station/convenience stores also provide fuel to the area. Bath Lumber in Ely provides a wide variety of hardware, electrical, plumbing, lumber other types of construction products. Napa Hardware also provides auto and other parts. The Prospector Hotel and Gambling Hall provides lodging and the café serves breakfast, lunch and dinner. There are three re departments in the area, just north of McGill, one in between McGill and Ely and one in Ely. Electricity is provided by Mt. Wheeler Power Cooperative.

## Geography:

To the west of the valley the Egan mountain range runs approximately 108 miles. The Southern section of the range rises steadily to the high ridge of Ward Mountain and peaks at almost 11,000 feet. To the north on the west side of the valley is the Cherry Creek Mountain Range and peaks at a height of about 10,500 feet. To the east of the valley are the Schell Creek Mountains which run about 132 miles and peak at about 11,000 feet. The farms headquarters at the valley's floor are about 5,800 feet elevation.

## Climate:

White Pine County gets about 10 inches of rain annually. Snowfall is 52 inches. On average there are 238 sun days per year. The comfort index is 80 out of 100, where higher is more comfortable. The U.S. average on the comfort index is 44. The January low is 7 degrees and the July high is usually around 84 degrees. The frost-free period is 100-125 days.

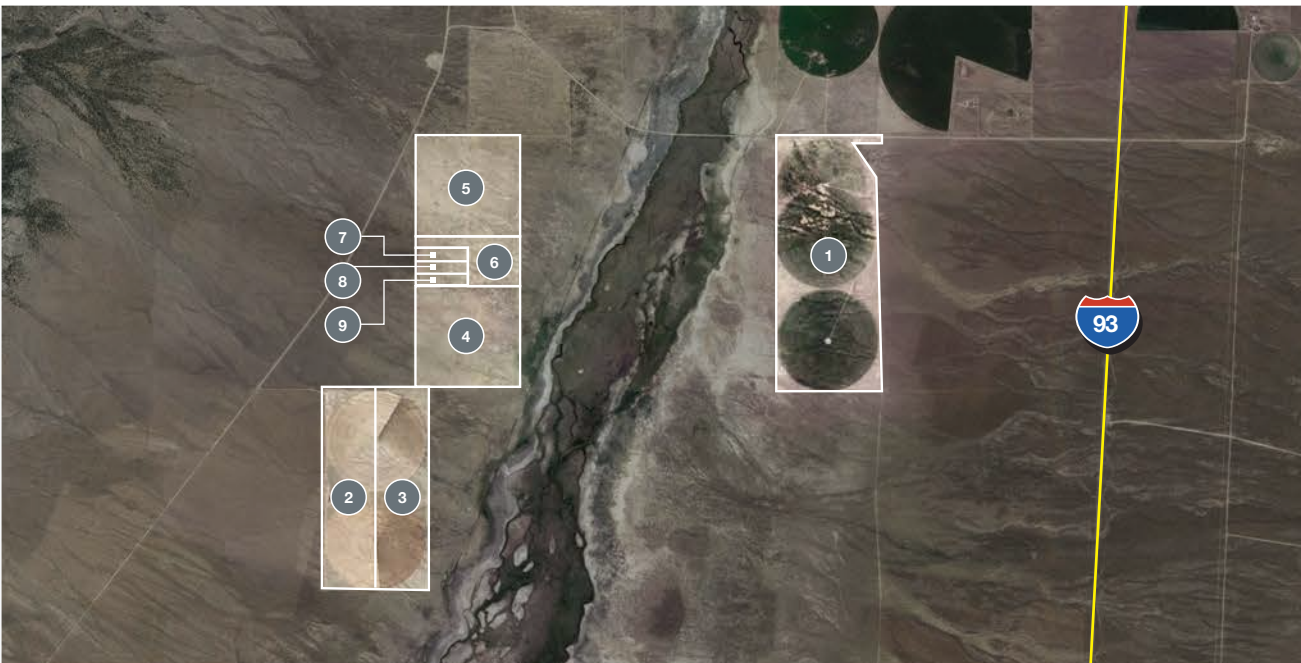
## Area Agriculture:

The valley has developed from typical flood irrigation from surface sources in its early farming days to primarily pivot irrigation as surface and irrigation wells were developed and integrated into common delivery systems. Today alfalfa is the primary crop grown in the valley. Most of the alfalfa produced is delivered to dairy markets in California's Sacramento Valley or the Magic Valley in Idaho. Hay in the valley is prized for its high feed value over all three cuttings. As of 2012, there were 77 farms in White Pine County farming a total of 17,389 acres.

On August 31st, 1854, Lieutenant Colonel, Edward Steptoe, entered the Salt Lake Valley with 175 men having been appointed by US President Pierce, to take over as governor the of the State of Utah – because of continued rumors and fears of those in Missouri and Illinois that Brigham Young was building an empire which might be antagonistic toward US interests. When Colonel Steptoe and his officers met Brigham Young and spent the winter in the Salt Lake Valley, they soon came to the conclusion that he would be totally out of place as the Governor of Utah, and that the position rightfully belonged to Brigham Young as he stated in his petition to the President that, "Brigham was a very wise man". Utah Senator Bernhisel wrote the president also describing Colonel Steptoe as, "a gentleman and a scholar, and the most amiable and just man he ever knew" – hoping he would concur with his recommendation to change his mind and re-appoint Brigham Young as the governor – which he did.

Colonel Steptoe spent the winter of 1854 in the Salt Lake Valley and then seeing no need for his continued stay, went on to explore the West. Traveling through the West Desert of Utah and Eastern Nevada, he was pleased to find clear fresh water in what is now known today as the "Steptoe Valley". The huge aquifer below the Steptoe Valley has been described by modern day water analysts as some of the purest water they have ever tested – requiring no additional treatment for alkalinity. Colonel Steptoe finally settled in Southern California after exploring the Northwest Coast of California. When interviewed on the veranda of the Hotel Del Coronado, in San Diego in 1896 he said, "Brigham Young was certainly an extraordinary man. Traveling across the plain many times, I had the opportunity of forming a correct judgment of this man, who, by pure force of will and indomitable pluck, let his people across trackless deserts, and mountain ranges...between rugged mountains which nestled valleys seemingly as unproductive as the alkali wastes through which his forlorn and footsore contingent of men, women and children had passed."

# Parcels & Water Rights



	PARCEL #	ACREAGE
1	008-490-24	387.41
2	010-010-01	154.81
3	010-020-01	135.53
4	008-480-21	160
5	008-480-14	160
6	008-480-25	51
7	008-48-022	10.15
8	008-480-23	10.14
9	008-480-24	10.13

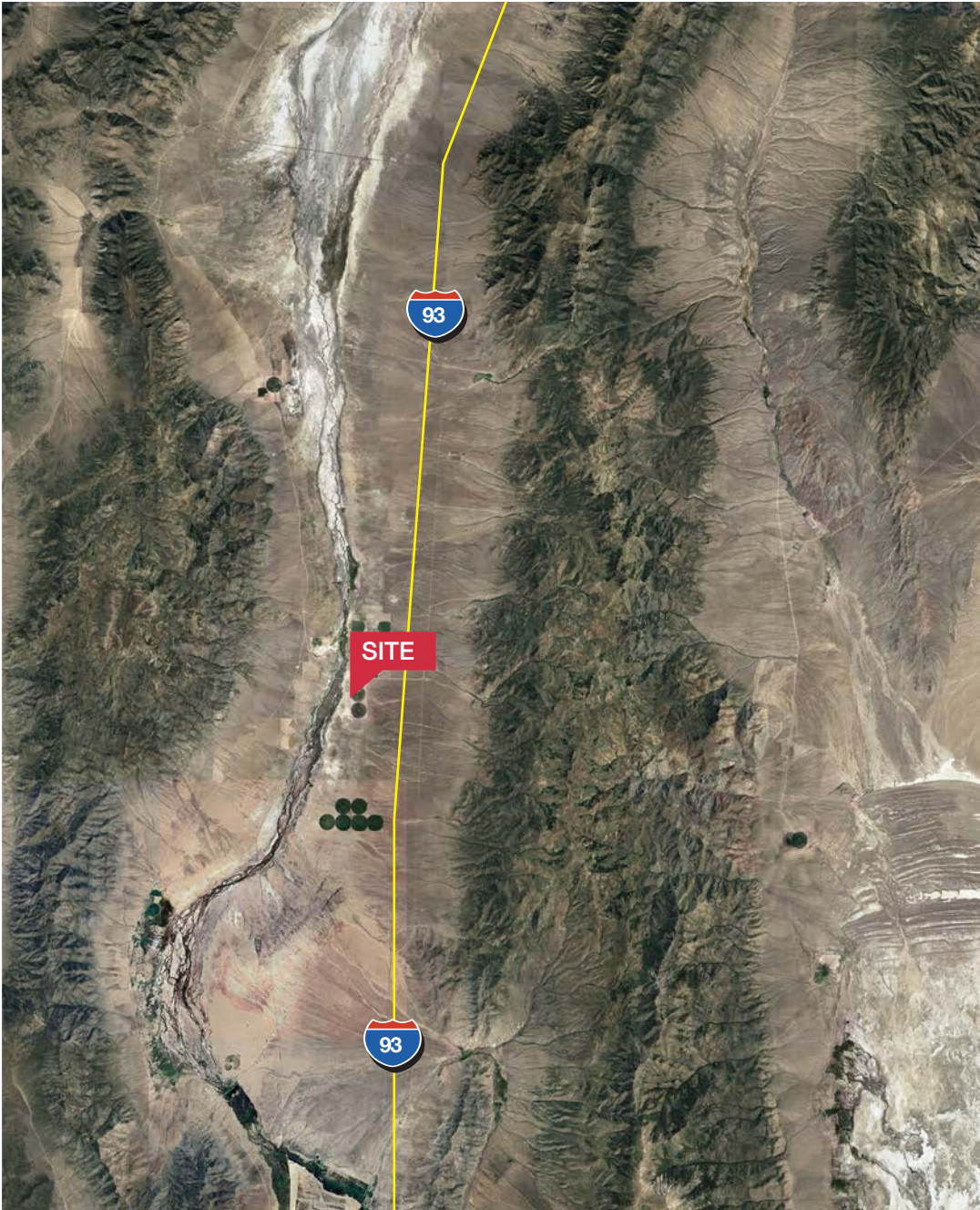
**TOTAL ACRES** 1079.17  
**IRRIGATED ACRES** 845

	Pivots using water	NV Permit #	Certificate #	Duty acre/feet	GPM	Motor HP
<b>North Farm</b>						
Well #6	9	84614	NA	1,120.00	1200	
Well #7	10	84615	NA	1,658.92	1691	150
Well #8	11, 12	84613	NA	460.00	487	75
<b>South Farm</b>						
Well #9	13, 14	26489/ 26631	9424/8124	841.20	451	75
Well #10	15	27084	8253	496.00	612	60
Well #11	16, 17	86290-94	NA	800.04	810	75
Well #12	18	86295-99	NA	734.52	883	100
Well #13	19	22373	7714	438.68	705	75
Well #14	20	36159	12216	358.25	637	60





# Area Map





# ABOUT THE AGENT



Senior Vice President | Investment & Land

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## CURREN CHRISTENSEN

Raised in a farming community in Central Utah, Curren learned the importance of the farm and ranch industry at a young age, while working on the family farm. With his agricultural background coupled with his Bachelors in Accounting from the University of Utah and nearly 10 years experience brokering Commercial Real Estate, Investment Properties, and Land and Farm properties, Curren has specific knowledge of operations and expertise in valuation, analysis, and marketing for both large and small commercial Farms and Ranches.

Curren has brokered thousands of farm and ranch acres, along with tens of thousands of acre feet of water rights during his real estate career. Curren's work ethic and attention to detail, along with his feel for marketing and analysis and excellent communication skills help him facilitate any type of transaction smoothly. Curren's goal is to always ensure a professional, stress free experience for his clients even through the most complex transactions.

Curren realizes that effective communication is the first step in successfully brokering properties when working with both buyers and sellers and he strives to develop long term relationships with clients through his customer service. Curren enjoys hunting, fishing, camping, working at the family farm, and virtually any activity that deals with the outdoors. Curren focuses on commercial alfalfa farming operations and ranches throughout both Utah and Nevada and looks forward to working with you to help you accomplish your real estate goals.





## Distance to Major Cities

Salt Lake City, Utah	340 miles
Reno, Nevada	487 miles
Los Angeles, California	349 miles
San Diego, California	411 miles
Denver, Colorado	668 miles
Phoenix, Arizona	381 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

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# NAI Excel

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