




SURPRISE VALLEY

GEOHERMAL LAND & RESORT



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



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 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.

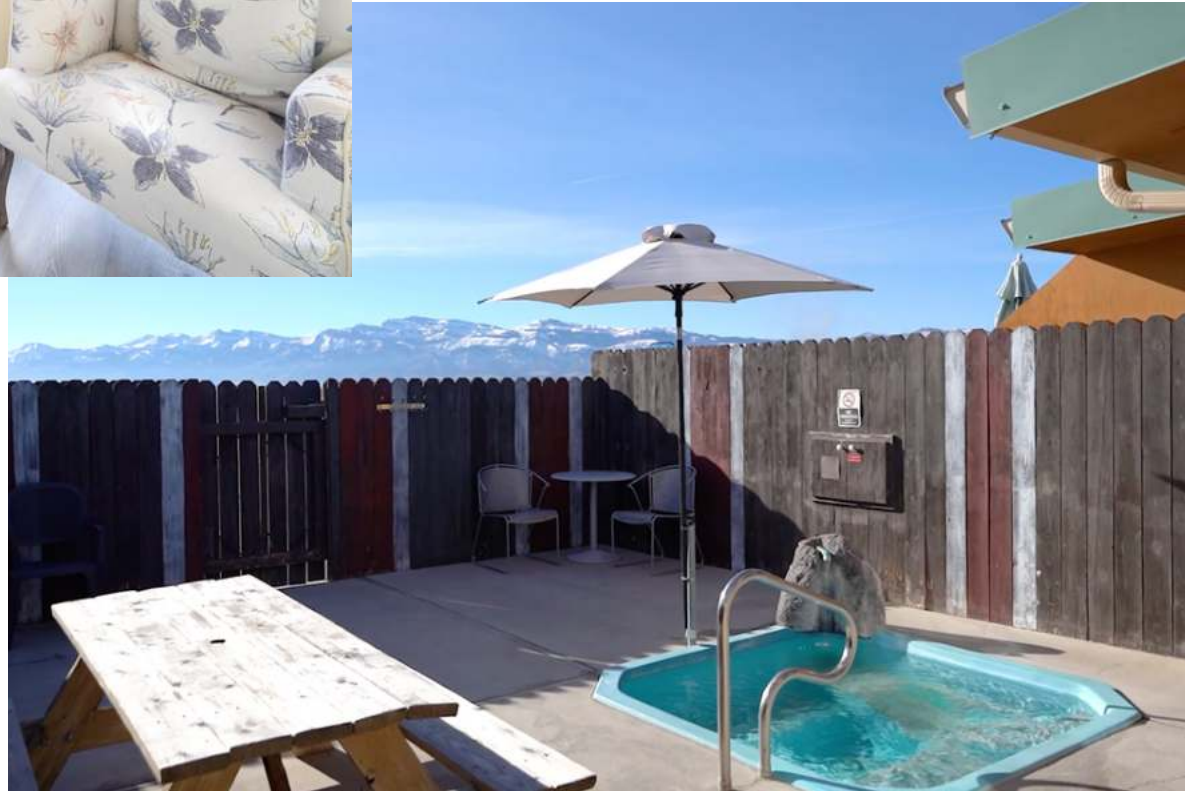
- Twenty-one fully furnished rooms, each with a kitchen or kitchenette, and baths
- Interior and exterior hot spring mineral tubs / indoor and outdoor hot mineral baths
- Resort business (fully staffed) / Motel & Lodge (furnished and geo-heated)
- RV park plans and cold water wells



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.



KELLER WILLIAMS REALTY GOLD COUNTRY



REGINA LASLEY

REGINA@REGINALASLEY.COM

REGINALASLEY.COM

(530) 263-5506

KELLERWILLIAMS
Luxury
INTERNATIONAL

kw | KELLER WILLIAMS
REALTY

DISCLAIMER

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.

NEITHER KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE ANY MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER AND PROPERTIES WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

ANY PARTY CONTEMPLATING OR UNDER CONTRACT OR IN ESCROW FOR A TRANSACTION IS URGED TO VERIFY ALL INFORMATION AND TO CONDUCT THEIR OWN INSPECTIONS AND INVESTIGATIONS, INCLUDING THROUGH APPROPRIATE THIRD-PARTY INDEPENDENT PROFESSIONALS SELECTED BY SUCH PARTY. ALL FINANCIAL DATA SHOULD BE VERIFIED BY THE PARTY, INCLUDING BY OBTAINING AND READING APPLICABLE DOCUMENTS AND REPORTS AND CONSULTING APPROPRIATE INDEPENDENT PROFESSIONALS.

KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER MAKES NO WARRANTIES AND/OR REPRESENTATIONS REGARDING THE VERACITY, COMPLETENESS, OR RELEVANCE OF ANY FINANCIAL DATA OR ASSUMPTIONS. KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER DOES NOT SERVE AS A FINANCIAL ADVISOR TO ANY PARTY REGARDING ANY PROPOSED TRANSACTION.

ALL DATA AND ASSUMPTIONS REGARDING FINANCIAL PERFORMANCE, INCLUDING THAT USED FOR FINANCIAL MODELING PURPOSES, MAY DIFFER FROM ACTUAL DATA OR PERFORMANCE. ANY ESTIMATES OF MARKET SALES AND/OR PROJECTED SALES THAT MAY BE PROVIDED TO A PARTY DO NOT NECESSARILY MEAN THAT SALES CAN BE ESTABLISHED AT OR INCREASED TO THAT LEVEL. PARTIES MUST EVALUATE ANY APPLICABLE CONTRACTUAL AND GOVERNMENTAL LIMITATIONS AS WELL AS MARKET CONDITIONS, SUPPLY AND DEMAND FACTORS AND OTHER ISSUES IN ORDER TO DETERMINE SALES FROM OR FOR THE PROPERTY.

LEGAL QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH AN ATTORNEY. TAX QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH A CERTIFIED PUBLIC ACCOUNTANT OR TAX ATTORNEY. TITLE QUESTIONS SHOULD BE DISCUSSED BY THE PARTY WITH A TITLE OFFICER OR ATTORNEY. QUESTIONS REGARDING THE CONDITION OF THE PROPERTY AND WHETHER THE PROPERTY COMPLIES WITH APPLICABLE GOVERNMENTAL REQUIREMENTS SHOULD BE DISCUSSED BY THE PARTY WITH APPROPRIATE ENGINEERS, ARCHITECTS, CONTRACTORS, OR OTHER CONSULTANTS AND GOVERNMENTAL AGENCIES.

ALL PROPERTIES AND SERVICES ARE MARKETING BY KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER IN COMPLIANCE WITH ALL APPLICABLE FAIR HOUSING AND EQUAL OPPORTUNITY LAWS.

KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER MAY PROVIDE CERTAIN DUE DILIGENCE DOCUMENTS TO PROSPECTIVE PURCHASERS. THESE DOCUMENTS ARE PROVIDED TO MAKE IT MORE EFFICIENT FOR A PROSPECTIVE PURCHASER'S ATTORNEY TO UNDERSTAND THE CONDITIONS OF THE PROPERTY, NOT BECAUSE KELLER WILLIAMS REALTY GOLD COUNTRY YUBA SUTTER INTENDS FOR YOU TO RELY ON THEM. DO NOT RELY ON THESE DOCUMENTS.