

HALL AND HALL[®]
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SALES | AUCTIONS | FINANCE | MANAGEMENT

TRIANGLE L RANCH | SPRING CREEK, NEVADA | \$7,900,000*



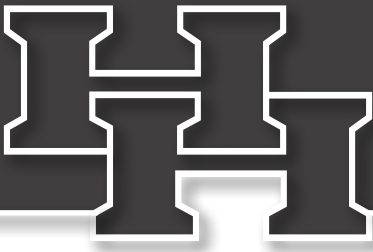
EXECUTIVE SUMMARY

This 80,000± acre (5,885± deeded), 1,000-cow ranch lies under the looming peaks of the 11,000-foot Ruby Mountains. It is less than an hour's drive southeast of Elko and 10 miles from Jiggs, a colorful, small community. The ranch is unusually high in deeded AUMs. Over half of them are on deeded lands due to its thousands of acres of sub-irrigated and irrigated meadows. Originating on the ranch from a giant spring, over nine miles of warm Huntington Creek flows through the deeded lands all year, every year. Combined with a 125± acre pivot irrigation sprinkler, hay production averages 1,500 short-ton bales in 1T/AU winter country. There is a current herd of 800 cows plus 275 yearlings Angus/Hereford-cross cattle. The ranch is improved with corrals, scales, a brick home, two mobile homes, and a barn. Hunting is good for mule deer and record antelope.



**The price includes all farm equipment. Cattle and hay are to be included at a price to be agreed upon.*

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



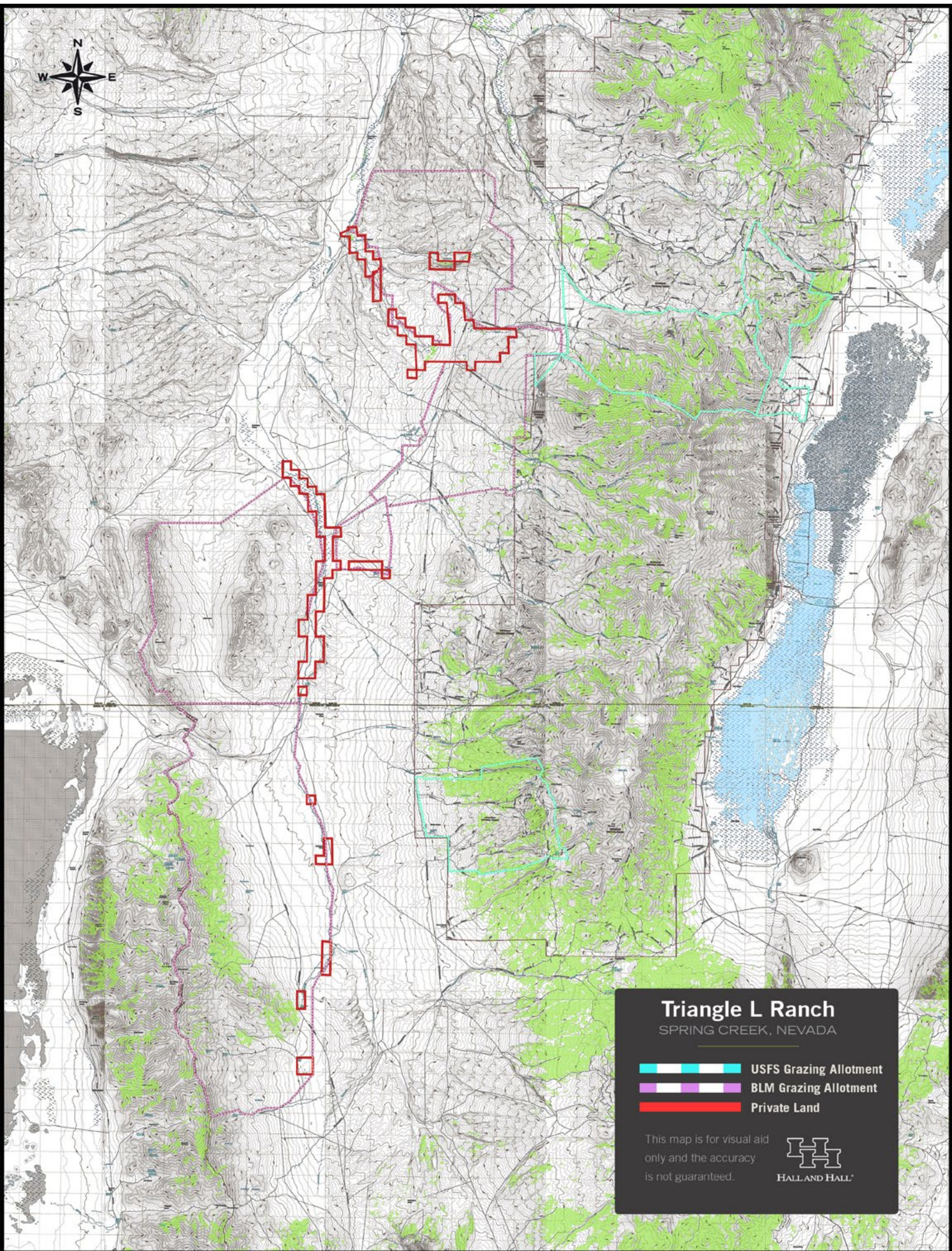
JUST THE FACTS

- 1,000 AU year-round cattle ranch
- Less than a one-hour drive southeast of Elko
- Nine miles of the reliable year-round Huntington Creek
- 80,000± total acres, with 5,885± deeded acres and 74,000± BLM leased acres (5,132 AUM's)
- Thousands of acres of sub-irrigated meadows
- 125± acre circle/pivot irrigation sprinkler



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Triangle L Ranch

SPRING CREEK, NEVADA

-  USFS Grazing Allotment
-  BLM Grazing Allotment
-  Private Land

This map is for visual aid only and the accuracy is not guaranteed.






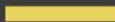
Elko

Spring Creek

Eureka

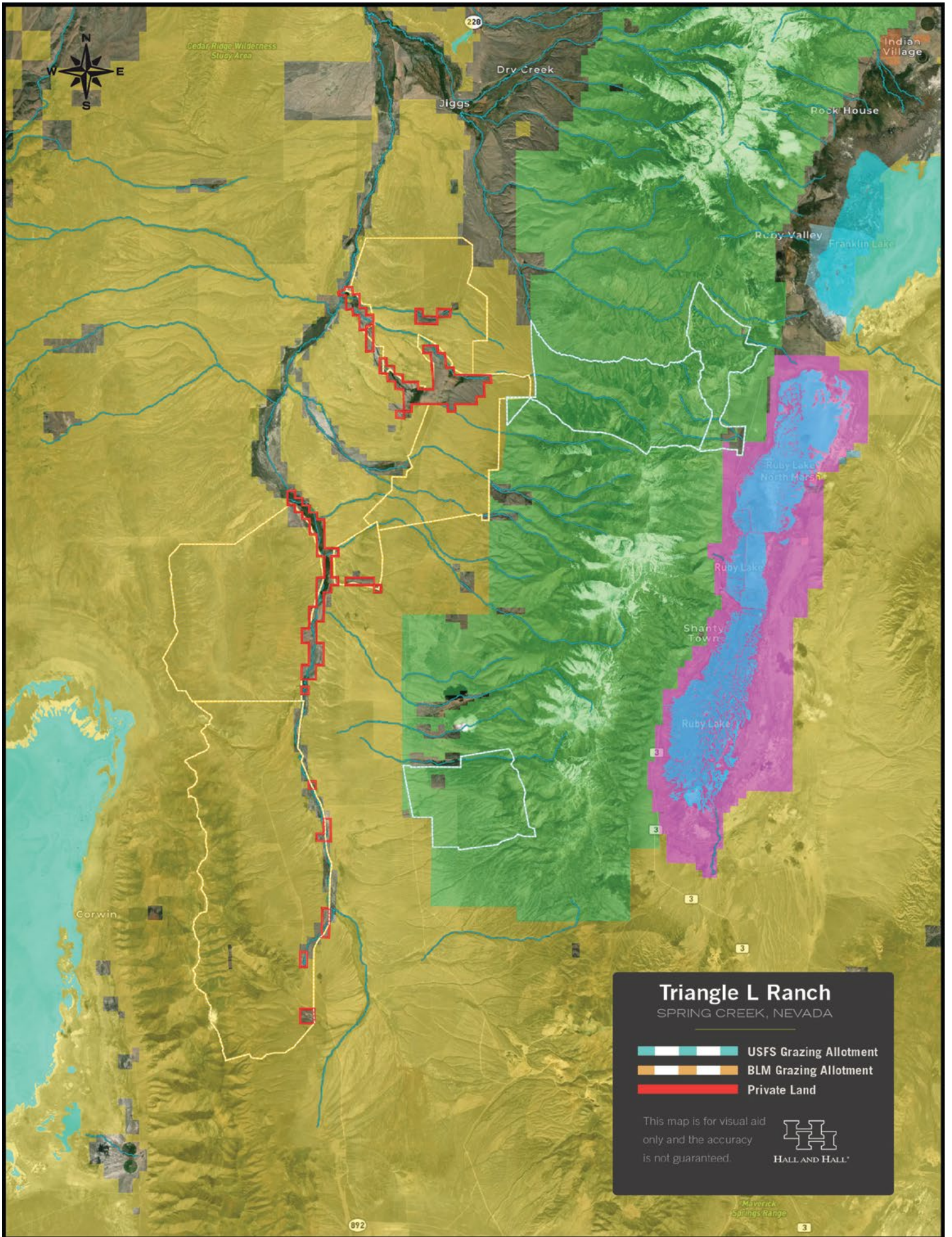
Triangle L Ranch

SPRING CREEK, NEVADA

-  US Forest Service
-  Bureau of Land Management

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Triangle L Ranch
 SPRING CREEK, NEVADA

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