

**FARWEST**  
R&C SALES/MGT.CO



UNIQUE HOMES, RANCHES,  
LAND AND INVESTMENTS

# Demas Southern Farm

\$4,500,000



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# DEMAS SOUTHERN FARM

20 MILES SOUTH OF WINNEMUCCA

PERSHING COUNTY, NEVADA

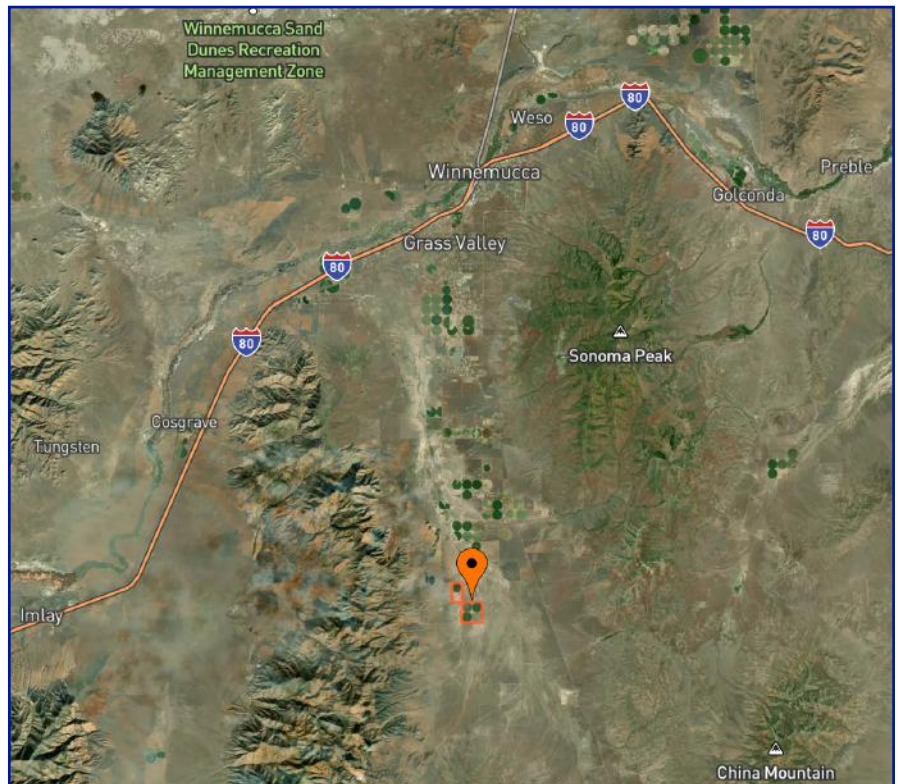
937+/- DEEDED ACRES, 625 CERTIFIED WATER RIGHTED ACRES

5 Zimmatic pivots, 3 wells, with main lines all connected with each pivot making for constant water in case of a well breakdown. Two wells have variable frequency drives, two of three wells with new motors, one with a new pump. Two of the wells are pumping well below their full capability.

Pumping around 5,500 gpm thru the season. Currently 500 acres in alfalfa, 125 acres in orchard grass. Alfalfa produces 5.5-6.5 tones per acre per season. The alfalfa fields are not fertilized. The orchard is fertilized and pushes 6-7 tons consistently. All 5 fields will have stands of less than 3 years old by spring 2022. (1 field planted this spring)

Older mobile home that has been recently remodeled and in good shape. Fishing pond and deck in back. Home is about 1,800 square feet plus a sunroom that is not included in the square footage.

Small shop and cattle set up including corrals. Multiple developed stack yards and pivot track graveling has been improved in the last 5 years, as well as extensive electrical cleanup to the pivot wiring. Call for more information.



Price \$4,500,000

For more information contact Pete Nevin or Morgan Nevin  
775-829-2122, [www.FarWestRealEstate.com](http://www.FarWestRealEstate.com)