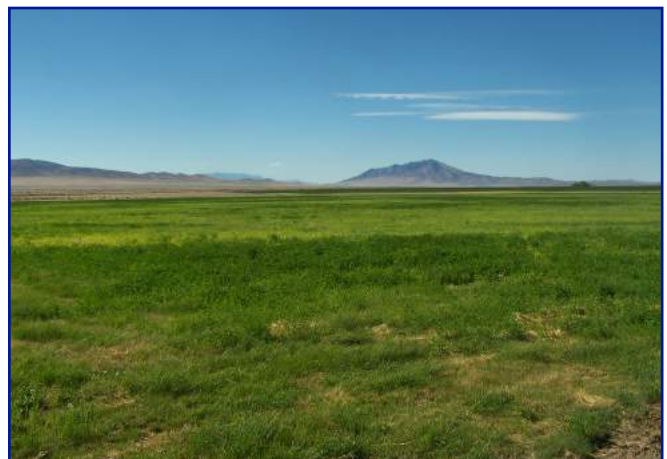


FARWEST
R&C SALES/MGT.CO
UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Cosgrave Hay Farm

\$2,250,000



775-829-2122 (office) * 242 Stewart Street, Reno, NV 89501 * 775-201-2440 (fax)

www.FarWestRealEstate.com



COSGRAVE HAY FARM

INDUSTRIAL/FARM LAND

2,218 DEEDED ACRES, PERSHING COUNTY, NEVADA

The Cosgrave Hay Ranch consists of 2,218 deeded acres located on the north side of Interstate 80, two hours east of Reno, NV and 15 miles west of Winnemucca, NV. Although the entire 2,218 acres is zoned and suitable for industrial use, the ranch has been primarily operated as a high quality hay farming operation. The underlying possibilities for future Industrial/ Commercial uses are endless with direct I-80 interchange access, rail access, distance from Reno, from good schools, quality medical facilities, and most importantly the farm has excellent water rights!

The water right entitlement is for 1,515 acre feet, in the Imlay Basin, providing enough water to farm the 445 acres of alfalfa currently under production and enough water rights to irrigate up to 525 acres. There are three pivots with the possibility of expanding to a 4th 3/4 pivot. After the last cutting, excess water is used for pasture grass for more cattle grazing. Grazing on the property has historically been leased out. Besides the acreage being farmed there is an additional approx. 1,700 acres of fenced in deeded land providing for good cattle grazing.

There are 2 productive Ag wells and 1 domestic well on the property. Both Ag wells have a strong reliable history (Well Reports available). The aquifer is strong and there is enough water to run all three pivots simultaneously. There are three Valley pivots, pivot 1- 123 acres 5 years old, pivot 2- 123 acres, 1 year old, and pivot 3- 202 acres, 3 years old. All pivots have "Fieldnet" capability. Additional improvements include a new 100'x150' hay barn, cattle facilities, including working pens, scales, hydraulic chute, working lane, Australian hot fence around pivot 1, and water distribution system.

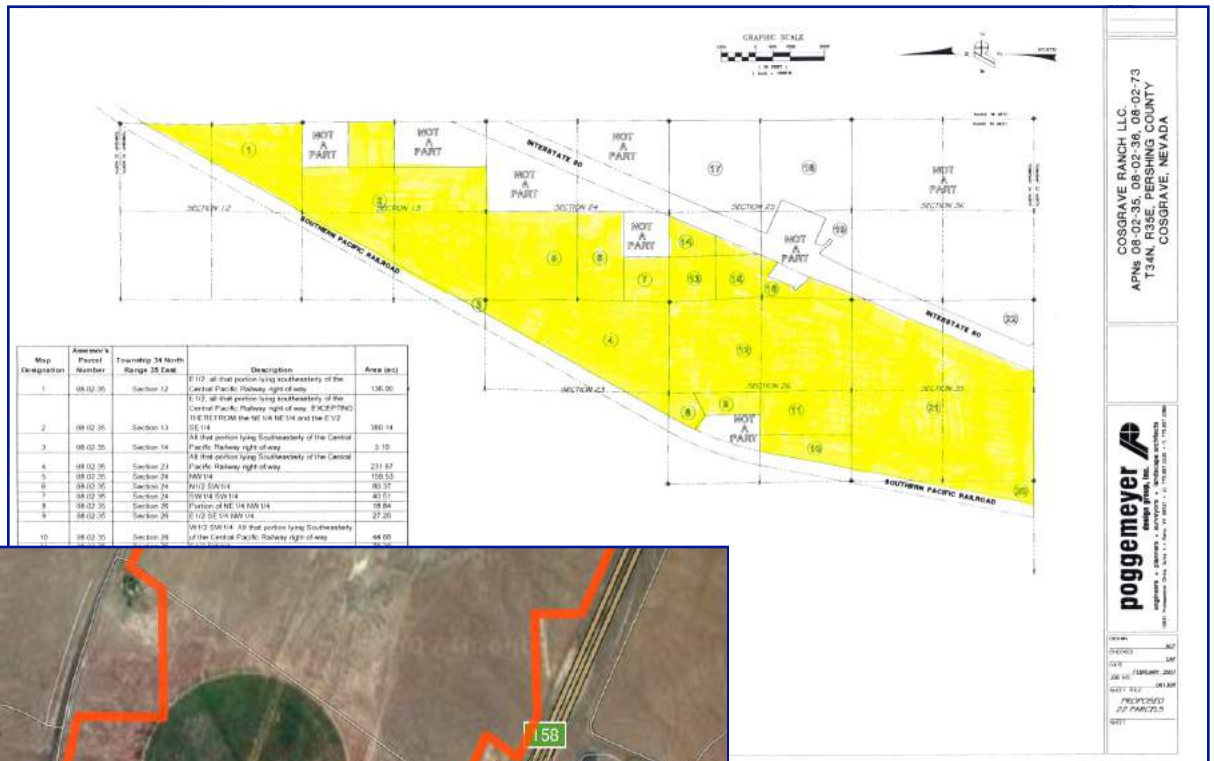
The ranch borders I-80 and the Cosgrave Interchange, making it ideal for future industrial use, a use that would be looked on favorably by Pershing County. Current taxes on the property are approx. \$100. per year as the ranch is operating under an Ag exemption.

The Cosgrave Hay Ranch is a property that produces quality hay, approx. 5 to 5.5 tons to the acre, approx. 2,500 tons per season. The underlying value of the industrial/commercial zoning, rail access, I-80 interchange access, and power, separate this farm from the rest. It assures that an investment in this farm is a good investment for now and for the future.

The Cosgrave Hay Ranch is offered for \$2,500,000.



Price ~~\$2,500,000~~ **REDUCED** ~ \$2,250,000
For more information contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com



COSGRAVE RANCH LLC
 APNs 08-02-36, 08-02-38, 08-02-39, 08-02-73
 T34N, R20E, PERKINS COUNTY
 COSGRAVE, NEVADA

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