



F A R W E S T
REAL ESTATE

Curry Ranch

Fallon, NV 89406

122 Acres, Feedlot & Grazing Permits





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Great opportunity to own your own equine facility/feedlot on 122 acres in Fallon, with the added bonus of two cattle permits. Permits consist of one, year round BLM permit with 1,074 AUMS and one BOR winter permit with 447 AUMS. Home is 4 bedroom, 3 bath, with laundry room and office and 1904 sf. Beautiful covered porch with grass and fire pit. There is an additional 1 bedroom, 1 bath bunkhouse for guests or your caretaker.

Large 45 x 25 drive through shop with compressor and automatic doors. Eight excellent covered horse paddocks (each pen is 20 x 80) with power, lights and water plus large tack room and cement wash area. Great cattle working tub and alley way, livestock scale with semi and trailer load out. Well thought out feedlot with 1270' of concrete feed manger, 7 large pens and lanes with gates that can be opened from horseback. So many extras, including large sand roping arena (160 x 300 feet), 160 x 80 cutting pen, 120' round pen, and year round pond. Pasture area across the road has year round drain ditch water and mature trees. Property is partially fenced and in a quiet location. Cattle and equipment available via private treaty.



Price \$\$1,550,000
For more information contact Rex Hartwick, Morgan Nevin or Pete Nevin
775-829-2122, www.FarWestRealEstate.com