

2,434± ACRES

Cawrse Farms

\$9,000,000

2,434±

Total Deeded Acres

1,490±

Irrigated Acres

~6 Tons/Ac

4 Cuttings/Year

4 Homes

On Property



BATTLE MOUNTAIN, NV • LANDER COUNTY

Property Overview

- 2,434 deeded acres
- 1,490 Fully water-rihted and irrigated acres
- Consistently producing **quality test hay**
- Yields approaching around 6 tons per acre annually on four cuttings
- Clean, well managed farming operation



PREMIER OPERATION



PROVEN REPUTATION



WATER & IRRIGATION

- Strong water table with productive well system
- Brand new well being connected to the mainline this year
- Located on the east side of the valley where aquifer conditions are strong (farms further west experience more water challenges)
- Pivots in good condition — many newer, others approximately **12–15 years old**

IMPROVEMENTS

- **60' x 80' Shop**
- **Four** homes on the property
 - Nicely renovated main ranch home with ground-floor primary bedroom
 - Vaulted ceilings and floor-to-ceiling windows overlooking fenced yard
 - Three additional well-kept modular homes
 - All homes have newer roofs
- Pad and utilities installed for a potential 5th home
- Two large grain storage facilities
- Detached garage / storage
- Extensive storage infrastructure throughout the farm



EQUIPMENT / OPERATIONS

One of the cleanest and best-maintained farming operations you'll find anywhere in the West. Pride of ownership is evident throughout every aspect of the property.

Owner retiring. A complete line of well-maintained rolling stock and farm equipment is available, creating the opportunity for a true turnkey operation or allowing a buyer to tailor the purchase to their specific needs.

Whether you're an owner-operator or an investor seeking a fully operational farming enterprise, this property offers exceptional flexibility.



APN's

007-460-03

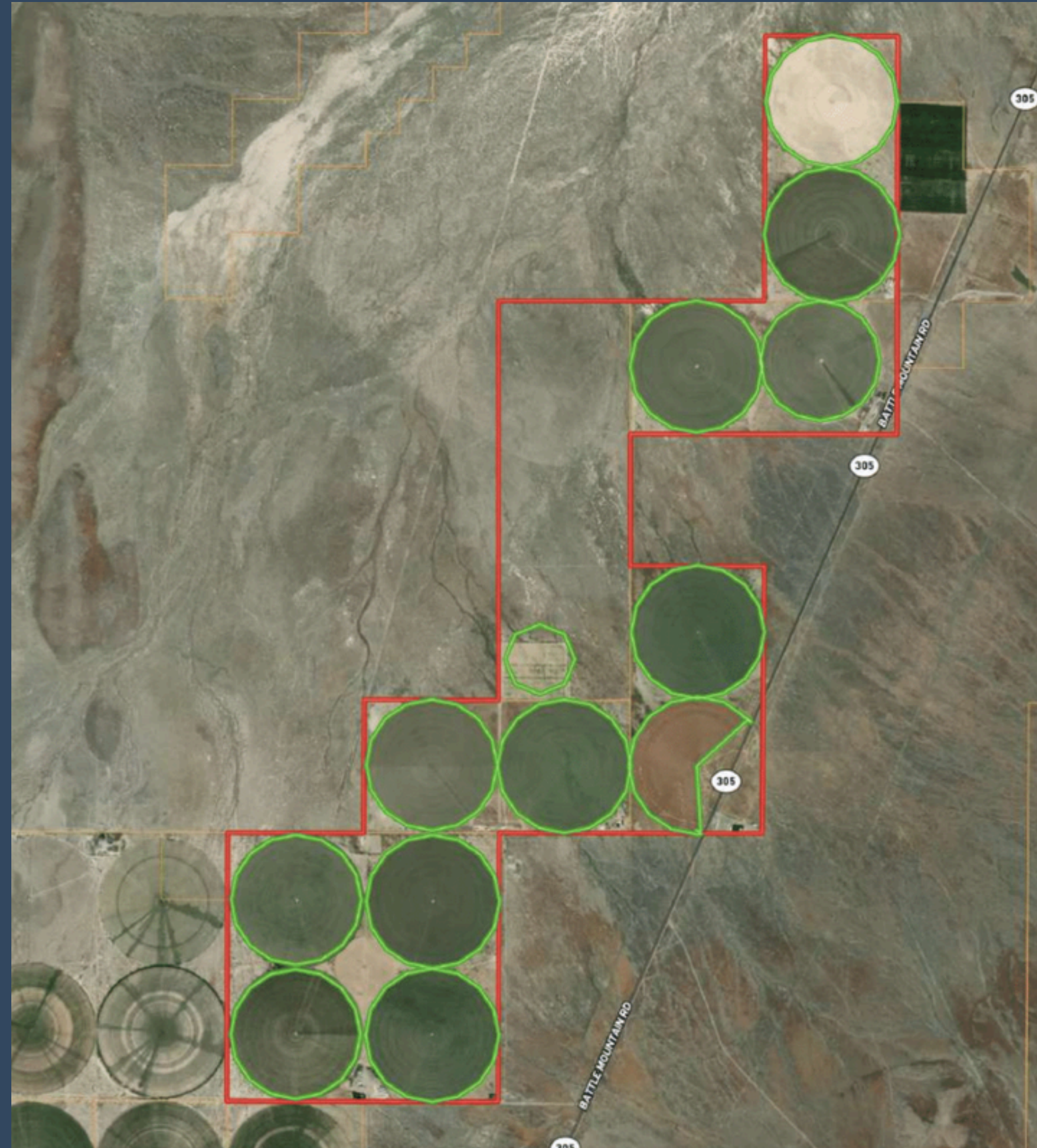
007-460-18

007-460-06

007-460-08

007-460-07

007-460-11





HIGHLIGHTS

Very neat, clean, and well-kept operation

Proven production history

Efficient layout and infrastructure for large-scale hay production

Property Name	Cawrse Farms	County	Lander County, Nevada
Total Deeded Acres	2,434±	Nearest Town	Battle Mountain, NV (~20mi)
Irrigated Acres	1,490±	Sales Type	Turn-Key Opportunity – Land & Equipment
Asking Price	\$9,000,000	Price / Deeded Acre	~\$3,698 Acre
Est. Annual Yield	~6 Tons/Acre	Cuttings Per Year	4 Cuttings

THE BOTTOM LINE

Offered at \$9,000,000

Cawrse Farms is a rare, large-scale alfalfa hay operation in the heart of Nevada’s agricultural corridor with a full line of equipment available for a turnkey opportunity. Located south of Battle Mountain in Lander County, the farm features 2,434± deeded acres with 1,490± fully water-righted irrigated acres, and a proven production history approaching 6 tons per acre



F A R W E S T
REAL ESTATE

Exceptional Homes, Ranches & Land

GET IN TOUCH

MORGAN NEVIN

NV LIC. B.146211

CA LIC. DRE.2085556

530.414.1796

MORGAN@FARWESTREALESTATE.COM

FARWESTREALESTATE.COM

Disclaimer: All information provided regarding the property is derived from sources believed to be reliable, including seller-provided information and preliminary due diligence; however, no representation or warranty, express or implied, is made by Seller or Broker as to its accuracy or completeness. Any statements regarding development potential, buildability, utilities, water, septic feasibility, access, permitting, or other potential property uses are subject to independent verification by Buyer and applicable governmental approvals. Buyer is solely responsible for conducting its own due diligence and satisfying itself as to all aspects of the property prior to purchase. The information contained herein is for personal, noncommercial use and may not be used for any other purpose. Information provided is generally deemed reliable but is NOT guaranteed accurate by the Broker or Seller. Buyers are responsible for verifying the accuracy of all information and should investigate the information themselves or retain appropriate professionals.