

# Washington Creek Ranch

Lander County, Nevada

\$2,800,000 | 637.37 Acres

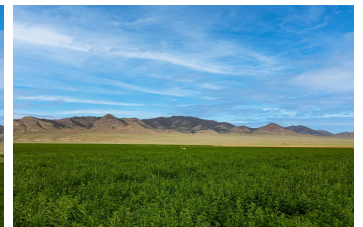
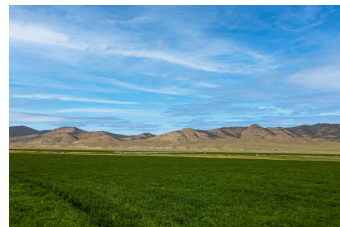
0 Austin Road  
 Austin, Nevada

Water rights for 500 of the 637 acres come from 3 mountain creeks & 3 ag wells. 335 acres currently in production. Mainlines and power in place to bring an additional 165 acres under cultivation. Currently planted in grass/alfalfa mix & producing premium horse hay. Located in GMU 173, premiere hunting area for mule deer, antelope, elk & desert bighorn sheep.



## PROPERTY HIGHLIGHTS

- 637 deeded acres, water rights for 500
- Surface water rights on 3 mountain streams, 3 ag wells
- 335 acres in production, 6 pivots, 4 wheel lines
- Full line of equipment included
- Corrals, tack shed, and storage containers
- Charming 1 bedroom / 1 bathroom 1,310 sf rock and frame home
- Located in Game Management Unit 173
- Beautiful mountain views
- Pride of ownership shows throughout



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