

# Independence Valley Farm & Ranch

Elko County, Nevada

Call (707) 455-4444 | 47,737.00 Acres

Northeast, Nevada

Located in Northeast Nevada, the Independence Valley Farm & Ranch is a spectacular property with endless natural resources. Currently operating as a farm and cattle ranch, it includes **over 47,700 deeded acres** with an adjacent BLM grazing allotment of more than 100,000 acres. Incredible potential for development of oil, gold, and geothermal opportunities.



## PROPERTY HIGHLIGHTS

- Considerable natural resource possibilities
  - Geothermal, gold, and oil
- Significant water resources
  - Underground aquifers
  - Numerous irrigation and livestock wells
  - Multiple springs
  - Seasonal streams
  - Wetland marshes
- Complete farm headquarters
- 14 hay pivots
- non-GMO hay
- 100,000 plus acres BLM grazing allotment
- 1250 mother cows run on property through third party lease



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