

Ten Mile Ranch
0 Highway 228
Spring Creek, NV 89815

\$1,499,000
503.970± Acres
Elko County



Ten Mile Ranch
Spring Creek, NV / Elko County

SUMMARY

Address

0 Highway 228

City, State Zip

Spring Creek, NV 89815

County

Elko County

Type

Ranches

Latitude / Longitude

40.731994 / -115.701373

Acreage

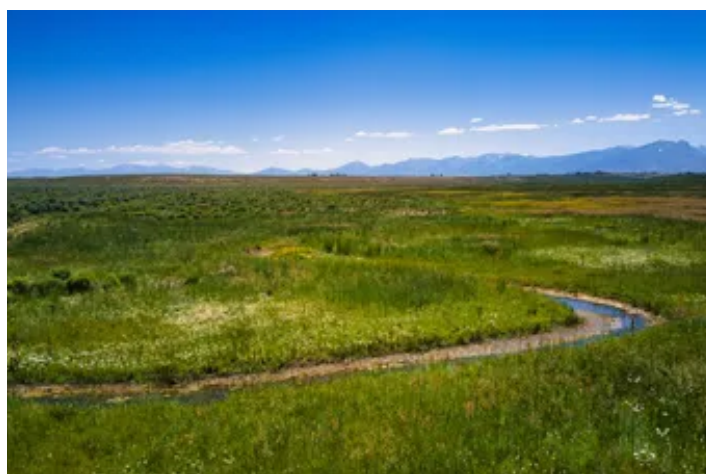
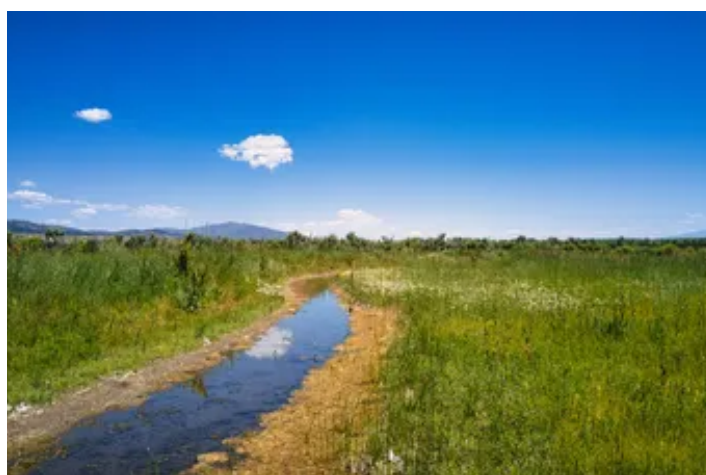
503.970

Price

\$1,499,000

Property Website

<https://www.landleader.com/property/ten-mile-ranch-elko-nevada/42582>



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PROPERTY DESCRIPTION

Welcome to Ten Mile Ranch, a beautiful property near the desirable Spring Creek development. South Fork Reservoir Recreation Area, Lamoille Canyon, and the Humboldt National Forest are also your neighbors. 503 acres of ranch land, to be split off of larger parcel. Legal boundary adjustment will be necessary. Surface water rights from Ten Mile Creek and Mitchell Creek transfer with the land. Build your dream home, bring your animals, and create your own country paradise. Buyer will have the opportunity to lease additional deeded acres for grazing, as well as adjacent BLM allotment, on a separate contract after purchase.

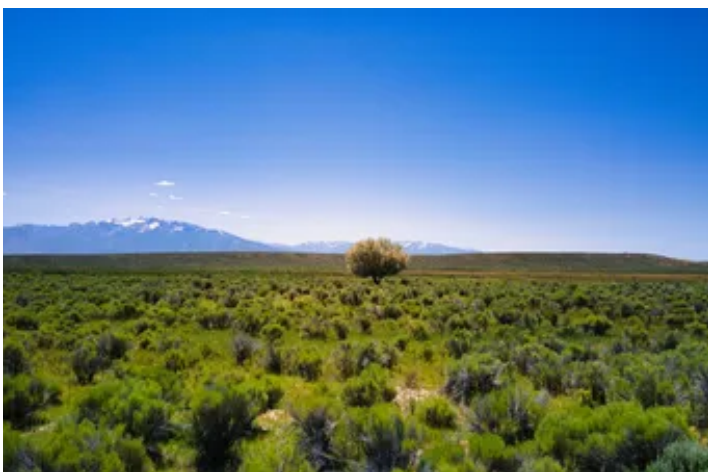
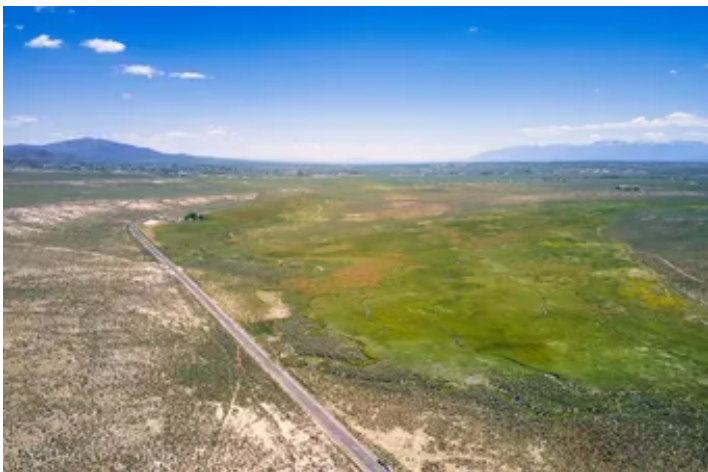
This area abounds with choices for the outdoor enthusiast. Opportunities for hunting, fishing, hiking, boating, skiing, and wildlife watching are all nearby. The property is located in Game Management Unit 102. Potential to subdivide should be verified with Elko County Planning and Zoning. Buildings, corrals, and other improvements are not part of this sale but may be available to lease after purchase.

Property Highlights:

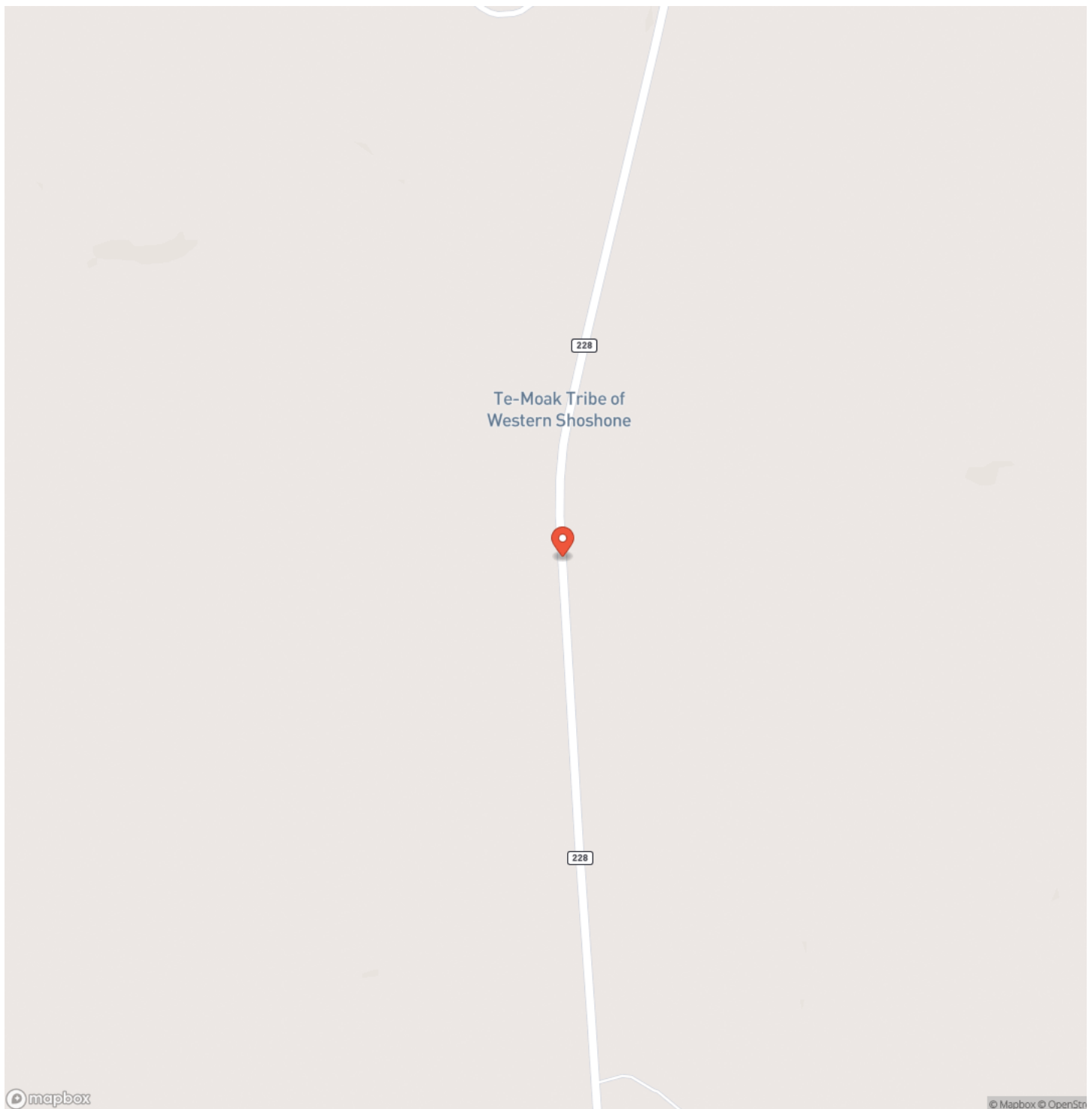
- 503 acres of ranch land
- Surface water rights from two creeks
- Potential to lease additional deeded acres, improvements, and BLM permit
- Build your dream home
- Great for small livestock or horse operation
- Close to Lamoille Canyon and South Fork Reservoir Recreation Area
- Hunt, fish, hike, ski, or relax and enjoy the beauty
- Located in Game Management Unit 102



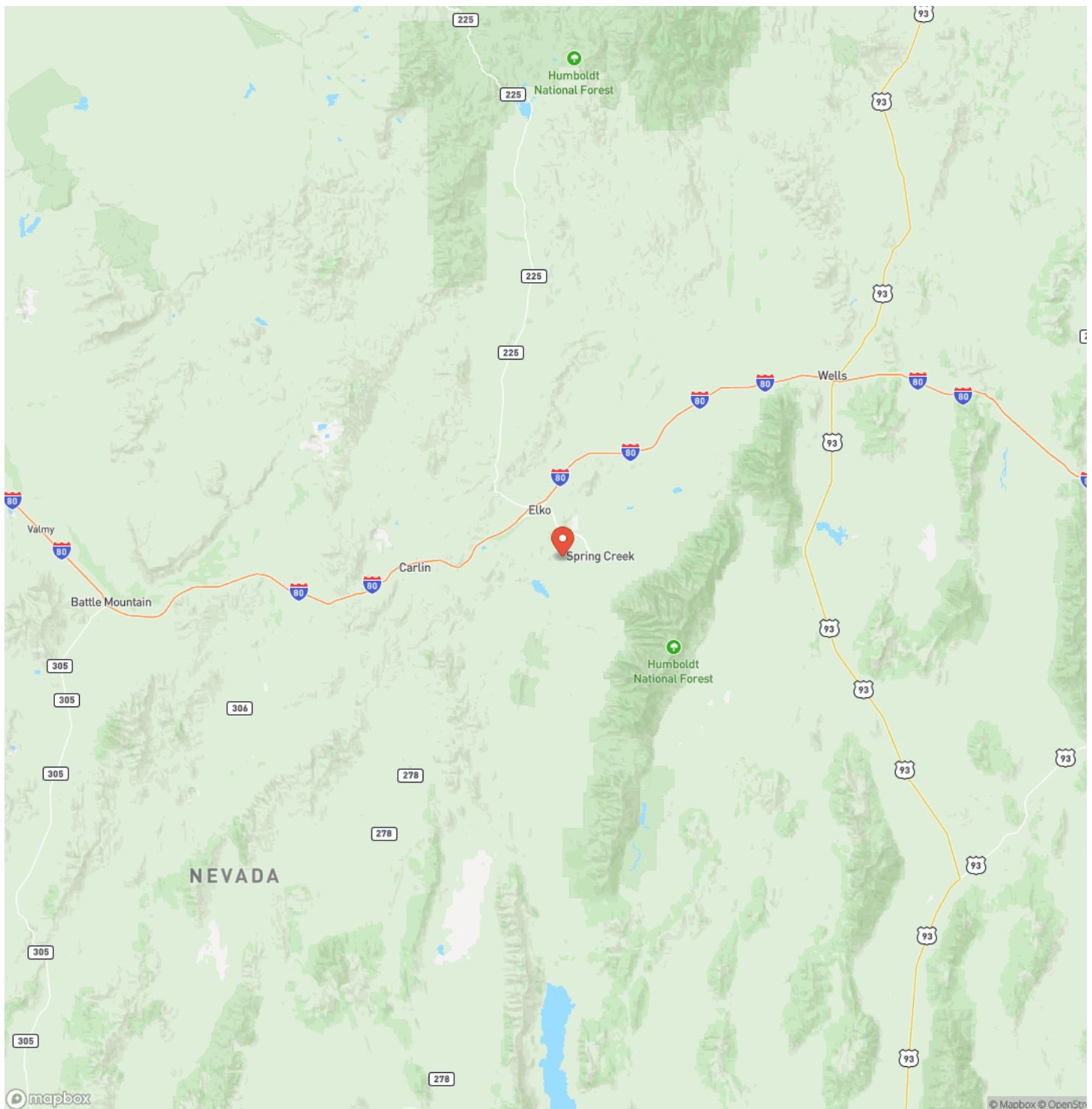
Ten Mile Ranch
Spring Creek, NV / Elko County



Locator Map



Locator Map



Satellite Map



Ten Mile Ranch
Spring Creek, NV / Elko County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ellie Perkins

Mobile

(775) 761-0451

Email

ellie@ranchnevada.com

Address

City / State / Zip

Eureka, NV 89316

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Outdoor Properties of Nevada
707 Merchant St
Vacaville, CA 95688
(775) 455-0225
outdoorpropertiesofnevada.com

