

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**

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**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>



## Ten Mile Ranch Spring Creek, NV / Elko County

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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:

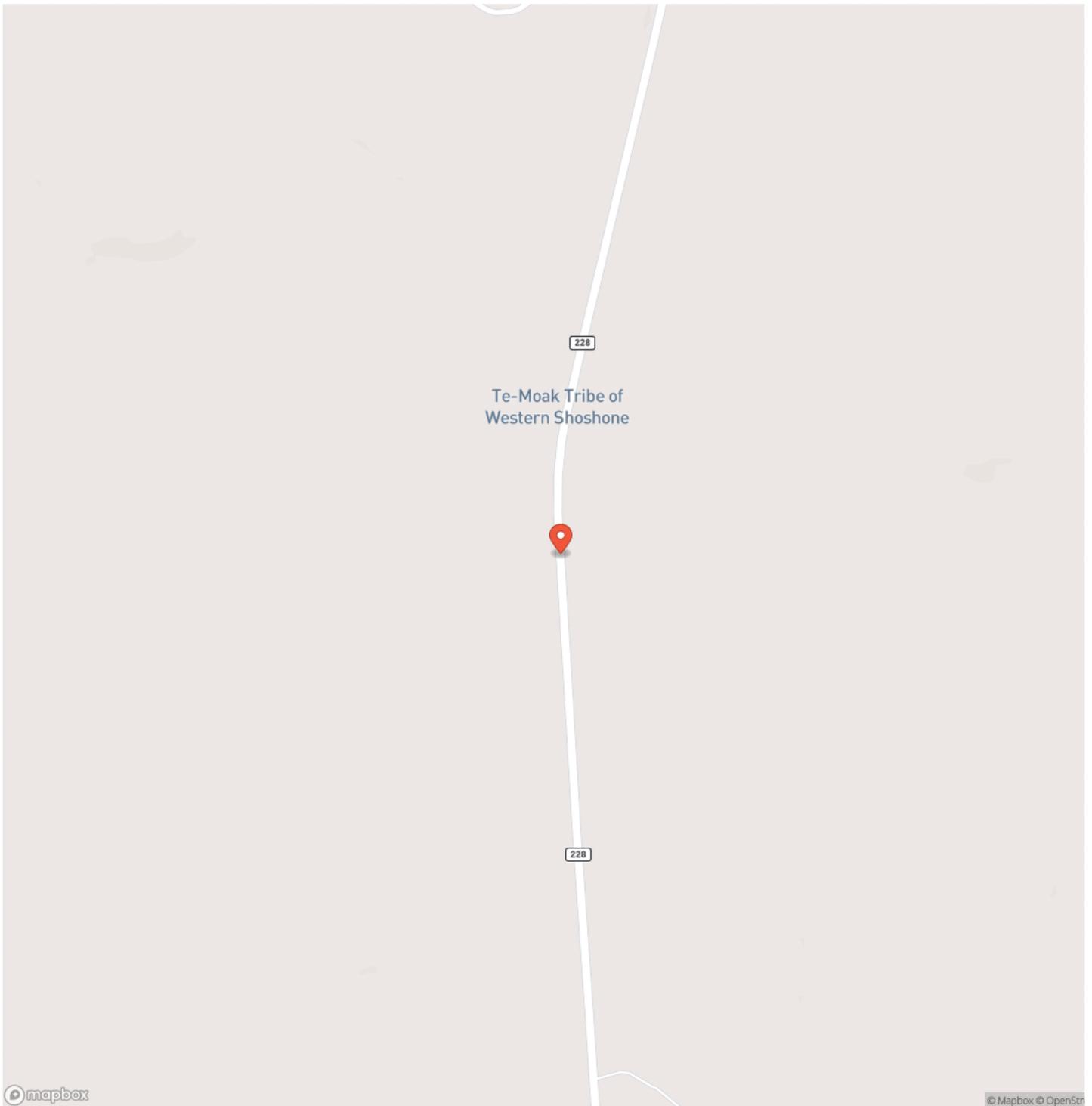
- 503 acres of ranch land
- Surface water rights from two creeks
- Potential to lease additional deeded acres, improvements, and BLM permit
- Build your dream home
- Great for small livestock or horse operation
- Close to Lamoille Canyon and South Fork Reservoir Recreation Area
- Hunt, fish, hike, ski,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



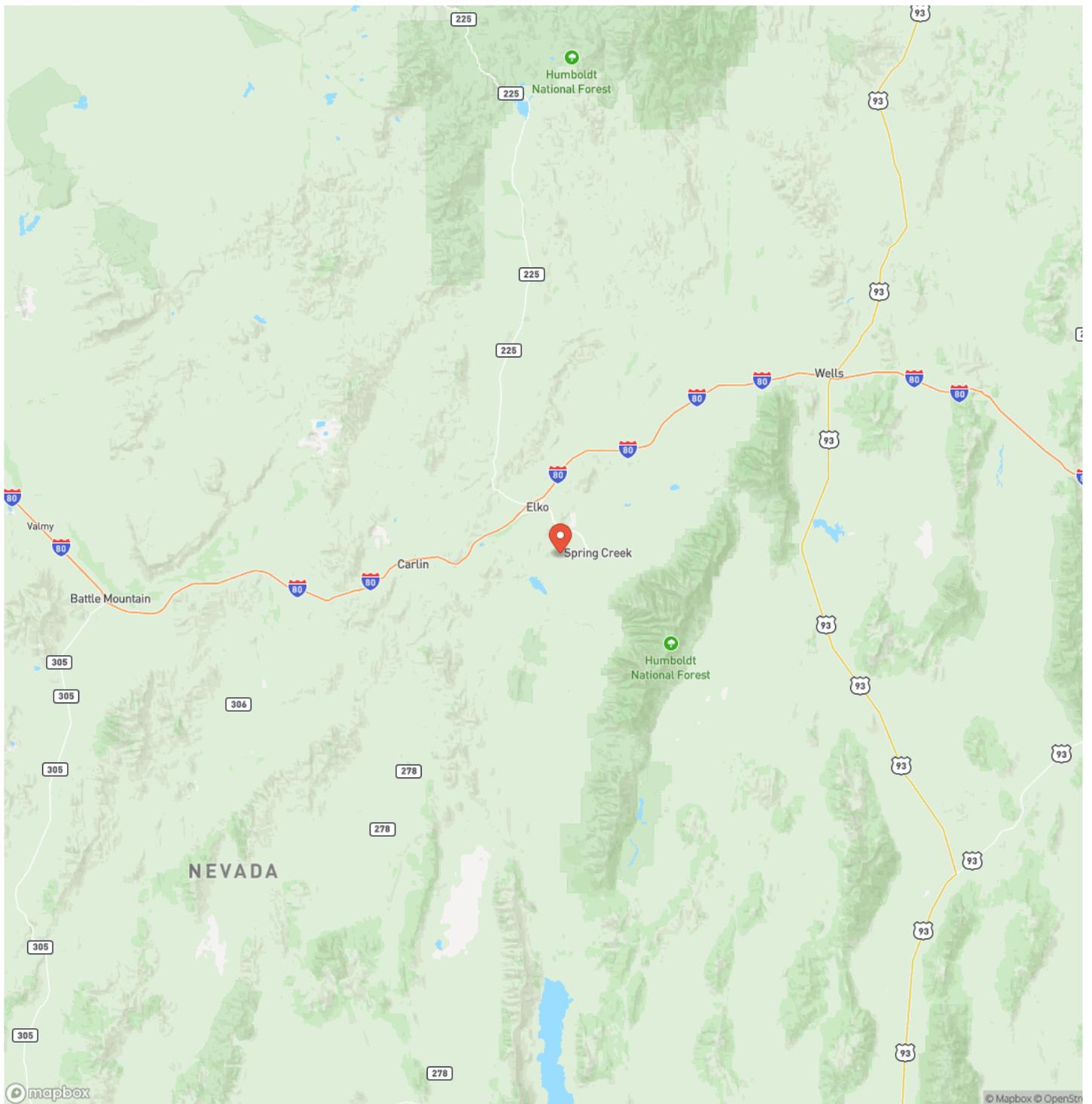
Ten Mile Ranch  
Spring Creek, NV / Elko County



## Locator Map



## Locator Map



## Satellite Map







## **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.



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