OUTDOOR PROPERTIES of Nevada

Lawson Ranch
INTRODUCTION

The Lawson Ranch, homestead in the 1860’s and once owned by the late Bing Crosby, is situated on the flank of an incredibly beautiful mountainside. It encompasses roughly 3000 deeded acres and is located a short drive north of Elko, Nevada. This property has fantastic recreational qualities and is a profitable working cattle ranch. It is complete with updated modern conveniences, including your own private airstrip and large airplane hangar, a full ranch headquarters with easy access to town. This is the quintessential turnkey gentlemen’s ranch.

HIGHLIGHTS

- Incredibly beautiful with fantastic recreational activities
- Some of the oldest water rights in the State of Nevada
- Privacy. Property backs up to National Forest, yet just 5 miles off the highway
- Third party lessee run 600 or more pairs of high quality, NHTC, all natural export Angus Beef. Lease may be renewed at buyer’s option.
- A nearly 5000 sq ft 5 bedroom, 5 bath main residence
- Main residence renovated as a B&B
- Three additional houses for guests or employees
- 2800’ long by 100’ wide private airstrip with a large aircraft hangar
- Two large fully enclosed hay barns
- One large heated repair shop with adjacent fully enclosed equipment storage
- Six center drive hay pivots with very economical yearly operating costs
- Benefits from Nevada’s favorable state income tax structure

PROPERTY DETAILS

Size: 2971.51 Acres
County: Elko
DESCRIPTION

LOCATION

Lawson Ranch is north of Elko, Nevada. Elko Regional Airport is 46 miles from the property. Salt Lake City International Airport is 277 miles from the property. Reno International Airport is 335 miles from the property. From Elko, head north on Highway 225 for 40 miles. Head west 6 miles.

SIZE AND ZONING

The 2971.51+/- acre ranch consists of 5 deeded parcels:

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OS Zoning is Open Space District (agricultural) in 40 acre minimum parcels. This property is governed by the Elko County Zoning Ordinance. Please refer to the Elko County Code, Title 4, Zoning Regulations for a complete list of allowed uses for this property.

Current Property Taxes: $15,555

UTILITIES

Nevada Energy provides electricity. Private, domestic wells supply water for the residences.
RANCH INFORMATION

RANCH HISTORY

During the winter holiday season, there are malls, restaurants or outdoor speakers tingling our ears with the silken sounds of "White Christmas." This song is generally regarded as the world's best selling single, and Bing Crosby was the famous crooner of this classic holiday carol. Star of the big screen and television, Bing Crosby had a love affair with Elko, Nevada beginning in 1944 when he purchased the first of seven cattle ranches. The ranches were his getaway, where he could fish, fire a gun, and make friends with all his neighbors. Lawson Ranch was one of Bing Crosby's ranches.

WATER AND WATER RIGHTS

Water is exceptionally plentiful on this property. 6141 acre-feet of water from the Humboldt River Adjudication water rights* and certificated water rights** for 1500 head of cattle transfer with the purchase of the property.

*Adjudication refers to a judicial process whereby water rights are determined or decreed by a court of law.

**Once the proof of beneficial use has been filed and any other terms complied with, the State Engineer prepares a certificate describing the use to be made of the water as shown on the Proof of Beneficial use.

Six pivots irrigating 590 acres combined with 1579 acres of flood irrigation total 2169 acres of irrigated land. 802 acres remain of native, non-irrigated, rangeland.

HAY

Six pivots are utilized to produce hay for cattle grazing. The pivots irrigate 590.46 acres while flood irrigation encompasses an additional 1578.94 acres.
At the present time, 600 Black Angus cows and bulls can be run on this property, seasonally. The Ranch is committed to raising and delivering superior 100% all-natural Angus beef to the market. This is a commercial cow-calf business and the cattle are bred, born and raised on high mountains and beautiful meadows using industry-leading natural calving and animal husbandry practices. The cattle receive no hormones and no antibiotics. If a sick animal needs treatment for infection or disease, its ear is clipped and the EID tag is removed. This ensures the animal will not be sold as natural. Through careful planning, good genetics and the utmost care, this ranch has developed a solid herd with sought after replacement heifers.
Elko is the largest city and the county seat of Elko County. The population was 18,297 at the 2010 U.S. census. The city straddles the Humboldt River. It is home to Great Basin College as well as to the National Weather Service weather forecast office serving most of northern and central Nevada. Elko’s economy is based heavily on gold mining, with ranching and tourism providing additional jobs. The city is considered the capital of Nevada’s gold belt.

The state of Nevada is the number 1 gold producer in the United States. Elko County is the fourth largest county, by area, in the United States, with more than 10,000 square miles of area. As of the 2010 census, the population was 48,818. The county seat is Elko.
Outdoor Properties of Nevada, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. however, the accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

This property is being offered at appraised value with a complete and comprehensive valuation analysis available to qualified buyer’s for review.

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