



FAY

RANCHES[®] *Inc.*

LUCKY 7 RANCH

McDermitt, Nevada

\$20,000,000 | 6,700± Deeded Acres

162,271± BLM Grazing Allotment | 168,971± Total Acres

Capacity to run 2,000± AUs

FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS



Lucky 7 Ranch | McDermitt, Nevada

INTRODUCTION

Headquartered in the northern reaches of the Great Basin near the border town of McDermitt, Nevada, is the Lucky 7 Ranch. This fully functioning ranch boasts all the efficiencies expected of a high desert outfit. It encompasses 3,135± deeded acres in Oregon and 3,565± deeded acres in Nevada, with an expansive 162,271± acres of Bureau of Land Management (BLM) grazing allotment consisting primarily of crested wheat seedings and native rangeland grasses, showcasing its vastness and functional excellence.

Lucky 7 is a cattle ranch in the truest form, with 2,000± skillfully managed animal units and consistent production of high-grade protein from its esteemed calf crop. Set against the dramatic backdrop of the Owyhee desert, Trout Creek Mountains, and Santa Rosa Range, the ranch is home to experienced cowboys and their loyal horses and dogs, preserving the ageless ranching traditions. Their work is a tribute to the cowboy heritage, cementing a lasting legacy.

Cooperating with the Bureau of Land Management and neighboring ranches, The Lucky 7 Ranch is a beacon of sustainable ranching. Headquartered in Nevada and extending into Oregon, the ranch enjoys the advantages of the state's profound ranching history, including economical feed, low operating costs, plentiful water, and top-tier ranch facilities, offering a singular chance to possess a segment of Oregon and Nevada vast landscapes.

SUSTAINABLE CATTLE RANCHING HERITAGE

Nestled in the heart of the American West, Lucky 7 Ranch spans over 6,700± deeded acres across Oregon and Nevada, with an additional 162,271± acres of BLM grazing allotment. This cattle ranch, deeply rooted in cowboy traditions, manages around 2,000 animal units, vividly portraying the region's rich ranching history. Melding the rugged beauty of the Owyhee desert and surrounding mountains with sustainable practices, Lucky 7 is a modern monument to a timeless way of life.

THE STORY

McDermitt, Nevada, previously known as “Dugout,” was christened in honor of Lieutenant Colonel Charles McDermitt, the commander of the Military District of Nevada. He met his end in a conflict with Native Americans in 1865. The town was established to support Fort McDermitt, located a mere 5 miles away. Its primary purpose was to guard the stagecoach route that stretched from Virginia City through Winnemucca, extending up north to the Silver City Territory in Idaho. This crucial route was the military’s primary transit link between Idaho, Oregon, and Nevada. Amidst the vast expanses, semi-arid deserts, and stunning mountain terrains, this vast Intermountain West region resonates with an almost ghostly aura.

Parts of the Lucky 7 Ranch trace their origins to the historic Miller and Lux land company. Noted as a titan in the cattle ranching domain, Miller and Lux’s dominion spanned a staggering 1.4 million acres, covering territories from Mexico to Oregon, including 22,000 square miles of land in California, Nevada, and Oregon.

In a transformative move in 1961, the Bureau of Land Management sectioned and demarcated range land among users, eliminating the need for common grazing. This pivotal division paved the way for the establishment of the Lucky 7 Ranch. Initially owned by Bob Campbell, who even constructed an airstrip at the ranch’s central hub, the ranch saw various cattle breeds, primarily Charolais Cattle, until the 1970s. Subsequently, Alaskan entrepreneur Locke Jacobs, despite lacking ranching experience, recognized the potential of Lucky 7’s unique position along Nevada’s only interstate highway devoid of a major casino influence and acquired the property. However, the demanding ranching lifestyle soon weighed on him.

The torch was then passed to Tom and Mike Harry, along with their father, Dick, in 1983. As generational ranchers from California, the Harrys aimed to grow their ranching territories to locales with cost-effective water and feed resources, and McDermitt’s Lucky 7 Ranch perfectly fit the bill. In a significant expansion in 2004, the Harry family added to their portfolio by acquiring the adjacent Ten Mile Ranch and Vance Ranch. This acquisition positioned the Harrys at the helm of one of the Great Basin’s largest cattle ranches. The Lucky 7 Ranch, renowned for its top-tier livestock, stands as a testament to quality cattle breeding.

As a noteworthy update, the historic Lucky 7 Ranch, Vance Ranch, and Ten Mile Ranch are now being separated and presented for sale as the three historic ranches, carrying with them the rich legacy and history of the parent Lucky 7 Ranch.

CATTLE RANCH

At the Lucky 7 Ranch, the comprehensive cattle operation showcases a commitment to quality and efficiency within the unique environment of the Campbell allotment. The operation begins in early spring when nearly 2,000 animal units are turned out to start their grazing rotation through the allotment. This cycle allows for the optimal use of natural resources and reflects a deep understanding of sustainable ranching practices.

As late fall approaches, the cattle are walked back to the ranch's deeded land, where they graze on private pastures and the remnants of harvested crops. The winter feeding program commences mid-December, ensuring the cattle are well-nourished during the colder months. This well-structured cycle not only promotes animal welfare but also demonstrates the ranch's dedication to environmental stewardship. The Lucky 7 Ranch thus stands out as an exemplary investment for those who prioritize quality and sustainability in cattle ranching.

The average fall-weaned calf percentage stands at 90%. The average weaning weights are 525 pounds for steers and 490 pounds for heifers. Heifers begin calving on February 5th, and cows start calving from mid to late February.





A CROSS-STATE LEGACY FOR SALE

The Lucky 7 Ranch, renowned for its effective cattle operations, sets a benchmark in ranching efficiency and environmental stewardship. Its extensive grazing cycle, sophisticated water systems, and top-notch facilities exemplify a blend of traditional ranching ethos with modern agricultural practices. The ranch's commitment to quality cattle breeding and sustainable land use is evident in its comprehensive management, making it a coveted asset for potential investors. Additionally, its innovative approach to wildlife conservation and habitat restoration further enhances its value, demonstrating a forward-thinking perspective in balancing agricultural productivity with ecological responsibility.

BLM GRAZING

The Lucky 7 Ranch extends its cattle operations to the vast Campbell Grazing Allotment, covering a remarkable area of approximately 162,270± acres. This extensive tract of land is crucial for the ranch's large-scale cattle herding activities, providing a vast expanse for grazing. The cost of utilizing this substantial allotment is economically set at \$1.35 per animal unit month (AUM), totaling \$19,116. This arrangement underscores the ranch's commitment to both cost-effective and expansive cattle grazing, ensuring the health and well-being of the livestock while maintaining operational efficiency on the grand scale of the Campbell Allotment.







IRRIGATION & LIVESTOCK WATER

The water system at Lucky 7 Ranch is both expansive and well-developed, playing a crucial role in its large-scale agricultural and livestock operations. This ranch boasts 4± domestic wells, two of which are located at the headquarters. One well serves the house, while the other is dedicated to stock water, ensuring ample water supply for both residential and agricultural purposes. The ranch's water distribution network is comprehensive, featuring 26± miles of pipeline that supply water to 7± troughs. An additional 16± miles of pipeline extend to 2± troughs, all supported by 2± storage tanks to guarantee a steady and dependable water supply throughout the ranch.

Lucky 7 Ranch also features an efficient irrigation well, which, coupled with its extensive acreage: 1,700± acres of harvestable meadow and 1,000± acres of sub-irrigated pasture - highlights the ranch's remarkable capabilities in large-scale hay production and pasture management.

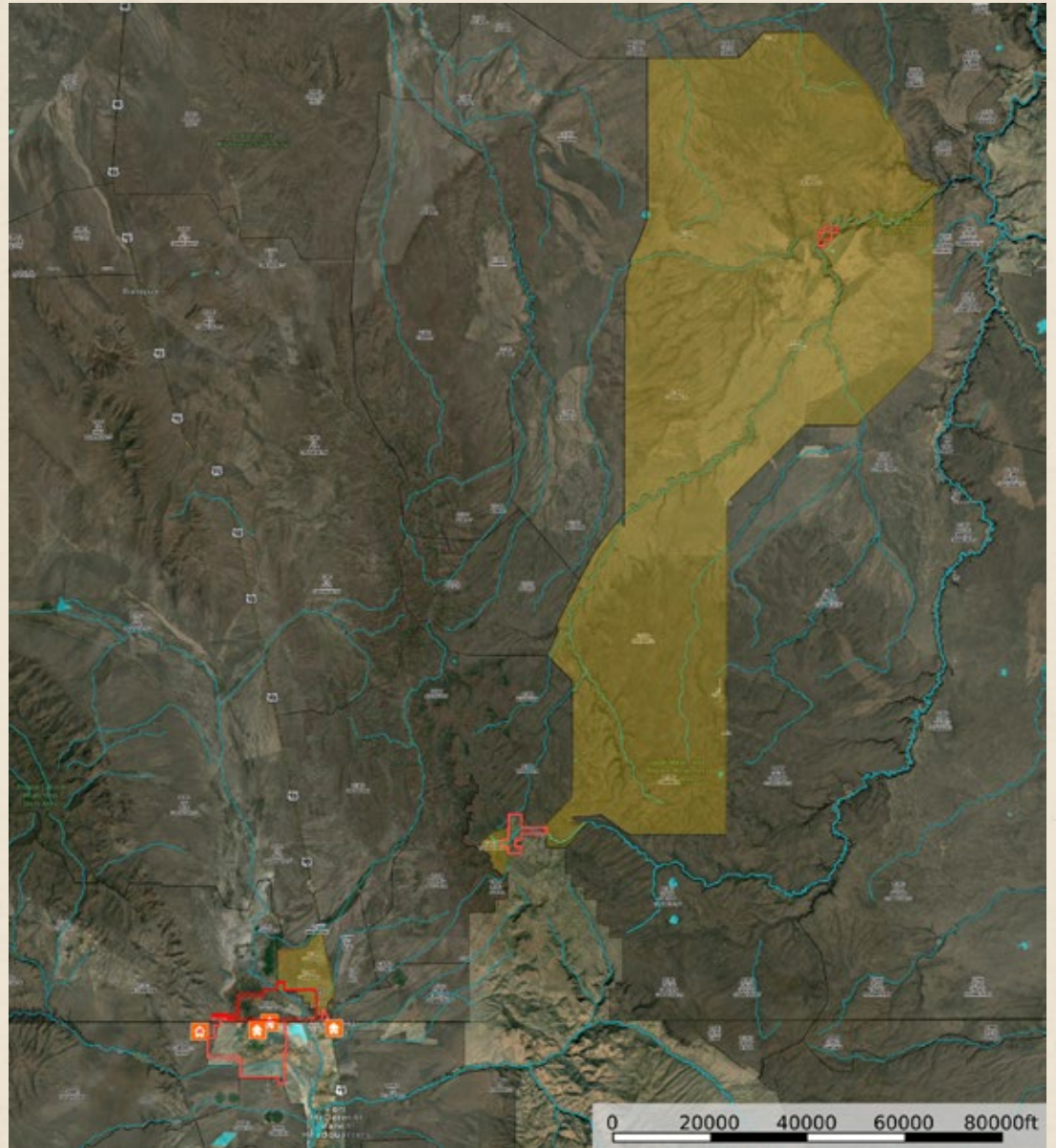


LOCATION

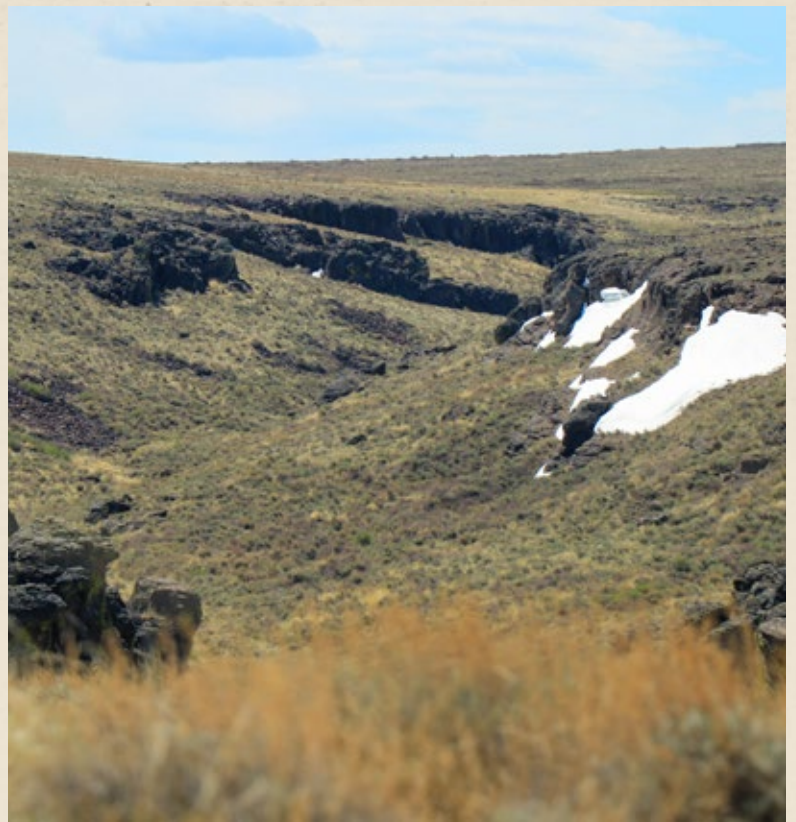
Headquartered in Nevada, the Lucky 7 stretches its pastoral arms across state lines into Oregon. Nestled in the northern expanse of the Great Basin, this ranch remains a well-kept secret. A 74-mile drive north from Winnemucca, Nevada, or a 183-mile journey southwest from Boise, Idaho, will lead you to its tranquil expanses.

Winnemucca, a thriving city with a population of over 8,000, offers a diverse shopping scene, the reputable Humboldt General Hospital, and a tapestry of cultural activities, community events, and nature escapades. The city is well-equipped with medical amenities. Interstate 80, the main artery connecting Reno and Salt Lake City, intersects with Interstate 95 and runs through Winnemucca, bringing major retailers and various services to the city's doorstep.

Perched on the edge where Nevada meets Oregon, McDermitt is a charming unincorporated community boasting a library, educational institutions, gas stations, a local marketplace, a casino, and a dining establishment.







BUILDINGS & IMPROVEMENTS

The Lucky 7 Ranch is equipped with outstanding facilities that bolster its efficient and extensive ranching operations. The property features four homes and a functional bunkhouse specifically designed to accommodate the ranch's workforce comfortably. These living quarters play a crucial role in ensuring that the staff are well-rested and prepared for the daily activities of the ranch.

At the heart of the ranch's operations are the expertly designed working corrals, essential for effective livestock handling and management. The ranch also includes a well-equipped shop, vital for the on-site maintenance and repair of equipment, contributing to smooth and uninterrupted operations.

Furthermore, the ranch includes simple fuel storage on the property, serving the basic need of keeping farm machinery and vehicles operational, which is vital for maintaining the ranch's commitment to productivity and efficiency.

Together, these facilities, including the homes, bunkhouse, shop, corrals, and fuel storage, form the foundation of the Lucky 7 Ranch, supporting its successful and sustainable cattle ranching operations.





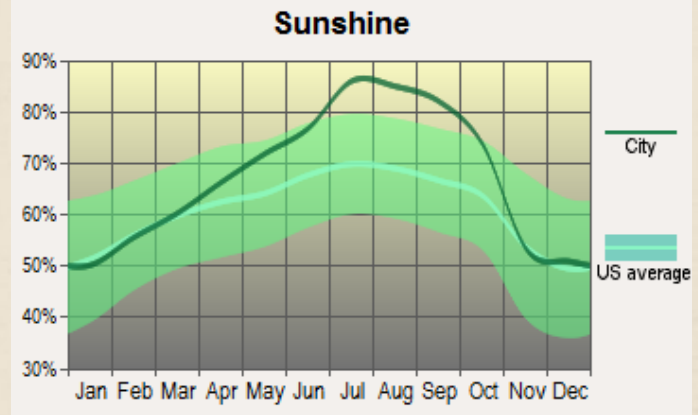
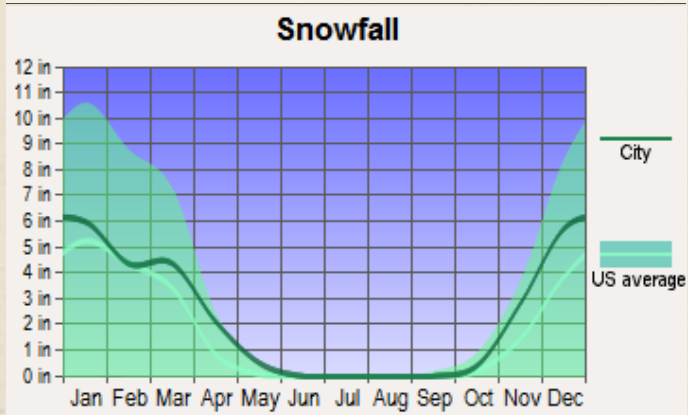
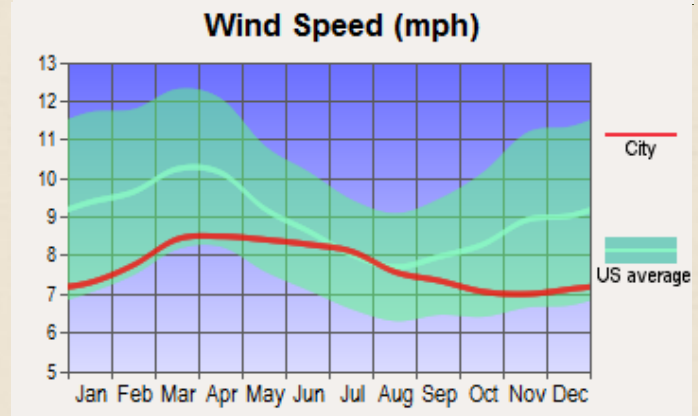
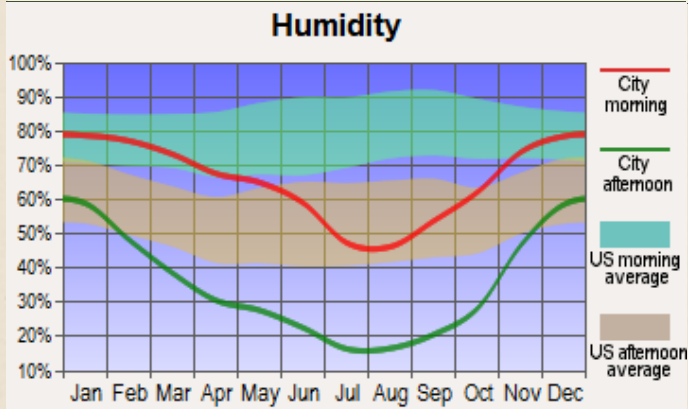
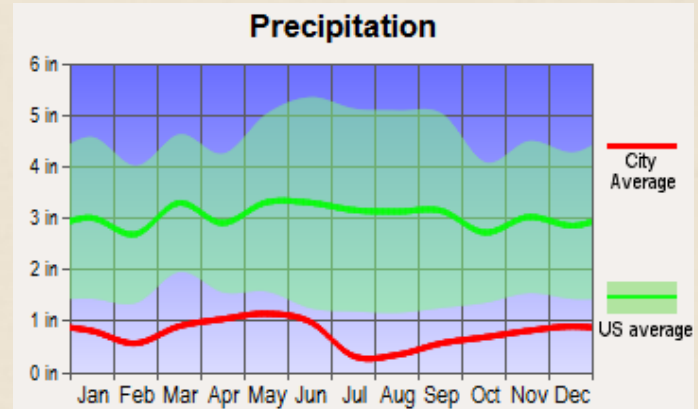
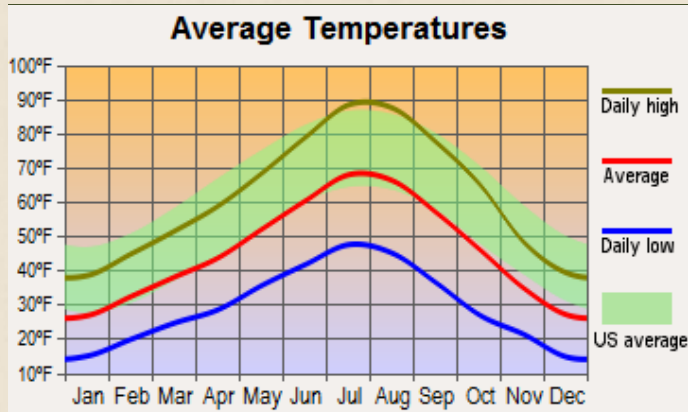
MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

CLIMATE

Courtesy of city-data.com/city/mcdermitt-nevada.html

The range of elevation spans 2,000± vertical feet. The base is 4,400± feet and surpasses 6,495± feet at its peak on Horse Hill. McDermitt consistently sees over 15± hours of daylight in June and an average of 9.2± hours a day in December. The average annual precipitation is 12± inches at the low elevation and significantly increases as elevation increases.



RECREATION

Outdoor enthusiasts will find a haven for exceptional hunting experiences. This ranch offers a unique blend of vast acreage and diverse habitats, creating an ideal setting for various game species turning it into a hunter's paradise. Annually, landowners have the opportunity to apply for a number of hunting tags, with the quantity dependent on the ranch's acreage. The Oregon Department of Fish and Wildlife oversees the allocation of these tags after careful consideration, ensuring a fair and strategic distribution that enhances the hunting experience on the ranch.

Beyond its value as a significant investment in land, water rights, mineral rights, and the cattle ranching industry, the Lucky 7 Ranch stands out as an outdoor adventurer's dream. The ranch offers ample recreational amenities for family and friends, combining outdoor adventures with the operation of one of the nation's most historic and productive cattle ranches. This unique blend is what many outdoorsmen dream of but rarely experience.



PRICE

\$20,000,000

ALSO AVAILABLE, from the same owner and through the same brokerages, for purchasers desiring a larger cattle operation, are the following ranches, which are in close proximity to the Lucky 7 Ranch. All three ranches are currently being jointly operated and managed.

VANCE RANCH: 2,662± deeded acres, 61,676± in overlapping BLM grazing allotment, skillfully managing 770 Animal Units. Price: \$9,000,000.

TEN MILE RANCH: 2,512± deeded acres, 49,060± in overlapping BLM grazing allotment, historically handling 550 Animal Units. Price: \$7,000,000.

TERMS

Cash

CONTACT

This is an exclusive listing of Fay Ranches, Inc in cooperation with Coldwell Banker Excel. Please contact **Scott Hawes** at **541-419-0770** | **shawes@fayranches.com** or **Clay Nannini** at **208-539-7162** | **clay@42northlandco.com** to schedule a showing. An agent from Fay Ranches or Coldwell Banker must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



SALE CONDITIONS

OFFERING PRICE INCLUDES THE FOLLOWING ASSETS:

- All deeded land and improvements
- All water rights
- All mineral rights currently owned by seller subject to prior reservations
- Transfer of Bureau of Land Management term permits (subject to agency approval)
- All irrigation systems
- All furnishing and appliances not owned by employees

CONDITIONS OF SALE

- All prospective buyers must demonstrate financial capability to purchase the ranch prior to scheduling an inspection.
- No offers containing financing or appraisal contingencies will be considered.
- An owners policy of title insurance will be provided by Western Title Company located in Winnemucca, Nevada and Malheur County Title Company Inc. located in Ontario, Oregon.
- Seller requests that all proposals be delivered in the form of a letter of intent.

DEPRECIATION OPPORTUNITIES

Ranches in general, provide a multitude of depreciation opportunities. Listed below are common assets which are typically depreciated from ranch holdings.

- ▣ Grazing federal grazing permits. In accordance with IRS code Section 197 (d) (D) any license, permit, or other right granted by a governmental unit or an agency or instrumentality thereof.
- ▣ Irrigation well
- ▣ Fences - 125± miles
- ▣ Corrals - 4,219 linear feet
- ▣ Four houses
- ▣ One bunkhouse
- ▣ Stock water improvements / pipeline
- ▣ Shops/barns/ancillary structures
- ▣ Stock water improvements
- ▣ One hydraulic squeeze chute
- ▣ One livestock scale







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Invest & Enjoy

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