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Lundahl
Research
Ranch
Sadler /
Brown
Ranch
Diamond
Valley,
Eureka
County
Nevada



Price: \$3,800,000 including equipment

INTRODUCTION

The Sadler Ranch has long been renowned as a fine ranch and for the fact that Reinhold Sadler once owned it. Sadler, ninth governor of Nevada (term 1896-1903), was a merchant in Eureka and a friend of the rancher. He was elected to office as a member of the Silver Party, a short-lived and little known political party that was a product of depressed economic conditions that adversely affected farmers throughout the nation and the metal mining industry of the western states. Sadler was known for his qualities of character, strength, daring and good judgment. It is generally conceded that he was the best business governor Nevada has ever had. The Brown Ranch is just a couple of miles from the Sadler Ranch and because of the close proximity, it is conveniently located. The Brown is a well-balanced ranch that has two wells that run two pivots, multiple wheel lines as well as numerous hand lines, The Eureka community continues to perpetuate the ranching and mining lifestyles that it has always enjoyed. The county is financially sound as a result of recent mining booms, and has invested substantial funds into new schools and other public facilities. Residents of Eureka all seem to be neighbors. This is a place to take a step back in time. Diamond Valley's high elevation and dry desert environment is conducive to producing premium quality dairy hay. The cool nights and moderate days during the growing season allow the hay to grow slowly. This is the primary reason for the area's superior quality alfalfa. Diamond Valley hay

[Riley Manzonie](#)
[Dawn Mitton](#)
[Mike Sallee](#)
[Ken Heinbaugh](#)

Superior Livestock Information:

- [Superior Livestock Site](#)
- [Owner Certified Natural Form](#)
- [Source & Age Verification 'RFID'](#)

has excellent color, texture, and aroma and is found highly palatable by dairy cows.

LOCATION

The Sadler/ Brown headquarters is located in Diamond Valley approximately 30 miles north of Eureka via Highway 278 and take the Sadler Brown exit on the County gravel road. There is some shopping in Eureka, and major shopping is available in Elko, 86 miles to the north.

WATER

The Sadler is irrigated from numerous springs including the free flowing Shipley Hot Spring has an approximate flow rate of 2,800 gallons per minute. The spring has been studied for many years and has logged flows of 2,000 - 3,700 g. p. m. The average is 2,800. The Sadler is irrigated entirely by free-flowing spring water.

The USDA did a study on the pond and found that it may be possible to run three pivots from the amount of flow from the pond.

The Shipley Hot Spring water is warm and never freezes. Not only is there no ice chipping in the winter, the cattle hydrate themselves easier in the winter months by drinking the warm water. It also generates voluminous aquatic life including goldfish, catfish and bullfrogs. This area also attracts the following fowl: chuckar, sage grouse, ducks, geese, owls and occasionally bald eagles.

The ranch with its abundance of water and feed also attracts mule deer. In the last few years, we have obtained two landowner tags.

The Brown has two irrigation wells that furnish water to two pivots, several wheel and multiple hand lines. It also supplies water to the grazing livestock in the area.

The range provides plenty of water from creeks and natural springs to the grazing livestock and the abundance of wildlife.

Details of the water rights are included in the two PDF files below. (Adobe Reader required for viewing.)

[Hydrological_report1.pdf](#)

[Hydrological_report2.pdf](#)

IMPROVEMENTS

First Residence: This residence is a four-bedroom, one-bathroom home with oil heating and a fireplace. The exterior is stucco and has a very nice established fenced in yard. It has approximately 1302 sq. ft in the upper level and 1,000 sq. ft in the basement.

Second Residence: This home was recently relocated to the center area of the other two residences. This is a modular home and was purchased in 1995. It is approximately 1850 sq. ft and has three bedrooms and two bathrooms. It has recently been repainted and has had a porch added to the front of the home.

Third Residence: This modular home was also purchased in 1995 and also has three bedrooms and two baths. It is estimated to be

approximately 1400 sq. ft. It has a front and a back porch and also has a very nice established fenced yard.

Shop: The shop is a 60'x 100' metal building with a concrete floor and a large wood burning stove. It serves as a shop and an equipment storage area, There is also an older 30'x 40' wood sided shop with a partially finished floor.

Barns: There are two barns, one for horses and the other a calving/feed storage bam. The horse barn is a wood frame with aluminum siding and is 36'x48', and has two tack rooms. The other bam is also wood frame with aluminum siding and is 24'x73' with a loading dock.

Hay Barn: We have excavated a site and poured a cement pad on the Brown to erect a metal hay bam. All of the materials that are needed to build the barn are on site. It just needs to be erected. When finished it should hold approximately 1500 tons of hay.

Corrals: A major part of corrals and working pens have been replaced in recent years with heavy gage steel. They are in excellent condition and include a crowding: alley, loading chute and a heavy-duty squeeze chute. Also included, is a Fairbanks Morse ten-ton scale with a scale cage that is certified yearly. The scale and cage is in a steel overhang enclosure to keep it out of the weather.

SIZE

The ranch consists of two units plus the Bureau of Land Management range ground.

Sadler Unit - 4,047 acres

Brown Unit - 851 acres

Total Deeded - 4,898 acres

BLM Grazing Permit Land - 96,400 acres

Total Acreage - 101,298 acres

(All acreage figures are approximate)

Approximately one-half of the deeded ground is irrigated farmland, hay meadows or irrigated and sub-irrigated pastureland.

CARRYING CAPACITY

It will of course be up to the new owner or lessee on the number of livestock they will run and how they will run them, but as an example, here is what we did last year.

Last year, (2007) we ran 725 yearling steers on the Sadler Meadows for approximately six months.

We also ran approximately 500 mother cows on the BLM allotment.

Total B.L.M. A.U.M.s are 4347, Total Suspended A.U.M.s 2872

In the past, we have run up to approximately 750 mother cows.

UTILITIES

The ranch is serviced by three-phase power supplied by Mount Wheeler Power Company. The phone service is landline phone service provided

by AT&T.

TAXES

The real property taxes for the year 2007-2008 were \$6415.00.

OWNER'S STATEMENT

The Sadler/Brown is a well-balanced ranch in a convenient location. It has easy access to town and is far enough off traveled roads to minimize the effects of people. The region is renowned for its ability to produce calves economically and consistently. The feed is strong and there is plenty of water.

The ranch has a nice mixture of meadows and alfalfa that allow operating choices of feeding or selling excess hay. Water is assured every year as the Brown has two agricultural wells and the tests on the Sadler's spring show good flows for each year.

The abundance of free water is truly a sight to behold on this ranch. In addition to the many springs on the range, the Shipley Hot Spring is a natural marvel for its production and aesthetic beauty situated -as it is in the semi-arid high desert of Diamond Valley. The ranch has many other aesthetic qualities including plentiful wildlife, aquatic life in the pond, and historical ties to the Pony Express and Governor Sadler.

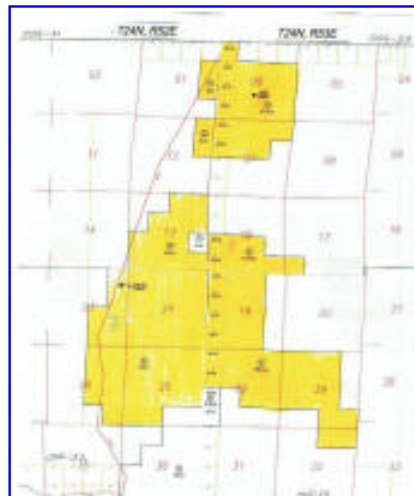
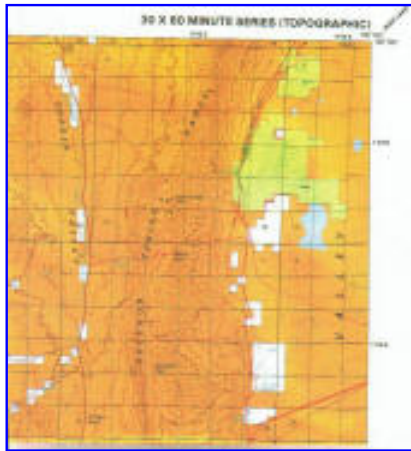
We are proud of this special Nevada ranch and have truly enjoyed the time we have spent there. It has always been a ranch near and dear to our hearts and we are confident that a new owner will be pleased.

Lundahl Ranch Included Equipment Lists

Click on photos for larger views.

- Here is the list of equipment that will go with the sale of the ranch:
1. Grass Land Drill
 2. Four John Deere Tractors: 4230, 4820, 4020 and a 4650 model
 3. Front End Loader for a tractor
 4. Back Hoe: Caterpillar model 416
 5. John Deere 12' Grain Drill
 6. Cement Mixer
 7. Mixin Land Plow
 8. Miscellaneous Hand Line Sprinklers: 35 four inch and 40 six inch
 9. Peascon Chute
 10. Gopher Getter
 11. Irrigation Wheel Lines and Main Line
 12. Coded Irrigation Pipe
 13. T8 "n-Pak"
 14. Off Set Daks: two one is a John Deere and the other is?
 15. Harrows
 16. Well Drill
 17. D4 Caterpillar
 18. Pivots: two Valley
 19. Broadcast Fertilizer Spreader
 20. 300 gallon Fimco sprayer
 21. Four Wheelers: two
 22. Gopher Trap: 275 with stakes
 23. 47 Sand Trailer: two for hauling hay
 24. Escator Machine
 25. HVA-65 Insecting pump
 26. 106 HP DE Motor with Panel
 27. Plow
 28. 37 Wheel Tractor: Water
 29. Wader: Tank and Trailer
 30. Shock Tractors: one is a blue 6" wheel and the other is black bumper pull
 31. Fertilizer Tank
 32. Rake: Headers one ton
 33. Generator
 34. Pond Pump System
 35. [REDACTED]
 36. Ford 1/2 ton
 37. Dodge 1/2 ton truck
 38. Dodge Kite
 39. Brush Hog: Hardy Williams
 40. Dump Truck: Chevy
 41. Hay Rakes: model 218 and 260
 42. New Holland Sweeper
 43. Lull Loader
 44. Loader: Michigan model 125 A
 45. Miscellaneous Trailers: four
 46. Land Plow
 47. Mobile Air Compressor
 48. Miscellaneous Tools, Shop Supplies and Equipment parts

Lundahl Ranch Maps





Click on photos for larger views.

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Web site design & maintenance by [Lee Raine](#)