

RANCH ESTATE AUCTION

RANCH ESTATE AUCTION Historic Robert Prunty Ranch at Charleston, Nevada. 4085± deeded acres. 400± acres meadow. 2591± AUMs BLM. Forest Preserves 176± AUMs. Water rights permit for 8457± acre feet annually have been filed. All mineral rights, and personal property included. Summer grazing. Excellent hunting and fishing.

DEVELOPERS If you know of BLM land that you wish to develop, the BLM is very desirous of acquiring this property.

MORE INFORMATION For information, or to inspect this property call the Seller, Marie Morgenson, Executrix of the Estate of Robert P. Prunty, Deceased, after July 5, 1994. Evenings (702) 758-7886.

TIME AND PLACE OF SALE The sale will be conducted in the Elko County Courthouse, Elko, Nevada, at 2:30 P.M., on July 25, 1994.

TERMS OF SALE The Ranch will be sold at public auction to the highest bidder for cash, payable in full at the time of sale, in lawful money of the United States of America. The Ranch has been appraised for \$295,000.00, and there is a pending purchase offer of \$305,000.00. The minimum bid must be \$310,000.00. The bidding will proceed in minimum increments of \$5,000.00. The Executrix reserves the right to reject any and all bids and/or to cancel the sale entirely prior to the date of sale. **There are other terms of sale. A copy of them may be obtained from Richard G. Barrows at the law offices of Wilson & Barrows, Ltd., 442 Court Street, Elko, Nevada, (702) 738-7271.**