



# Winecup Gamble Ranch Land Exchange Proposal Development

Meeting with NDOW

March 7, 2023





# Introductions

- Western Land Group
- Winecup Gamble Ranch
- Nevada Division of Wildlife





## Meeting Objective


To discuss potential alternatives within the land exchange proposal that would achieve specific goals related to conservation, wildlife management, recreation and access, and ranching operations.

30K Planning  
Level

Explore Tools  
and Assurances

Set Stage for  
Resource Meetings





# AGENDA

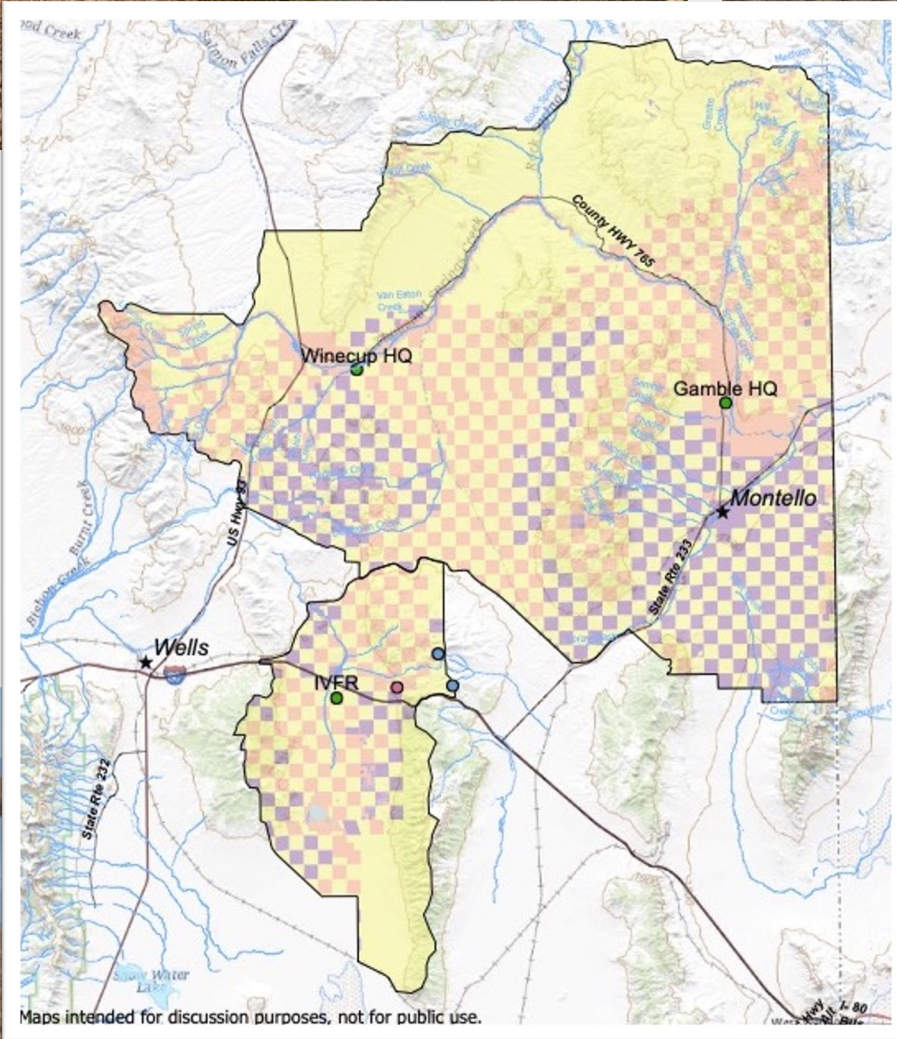
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- Background / Overview (30 min-1 hr)
- Proposal Development (1-2 hrs)
- Meeting Conclusion



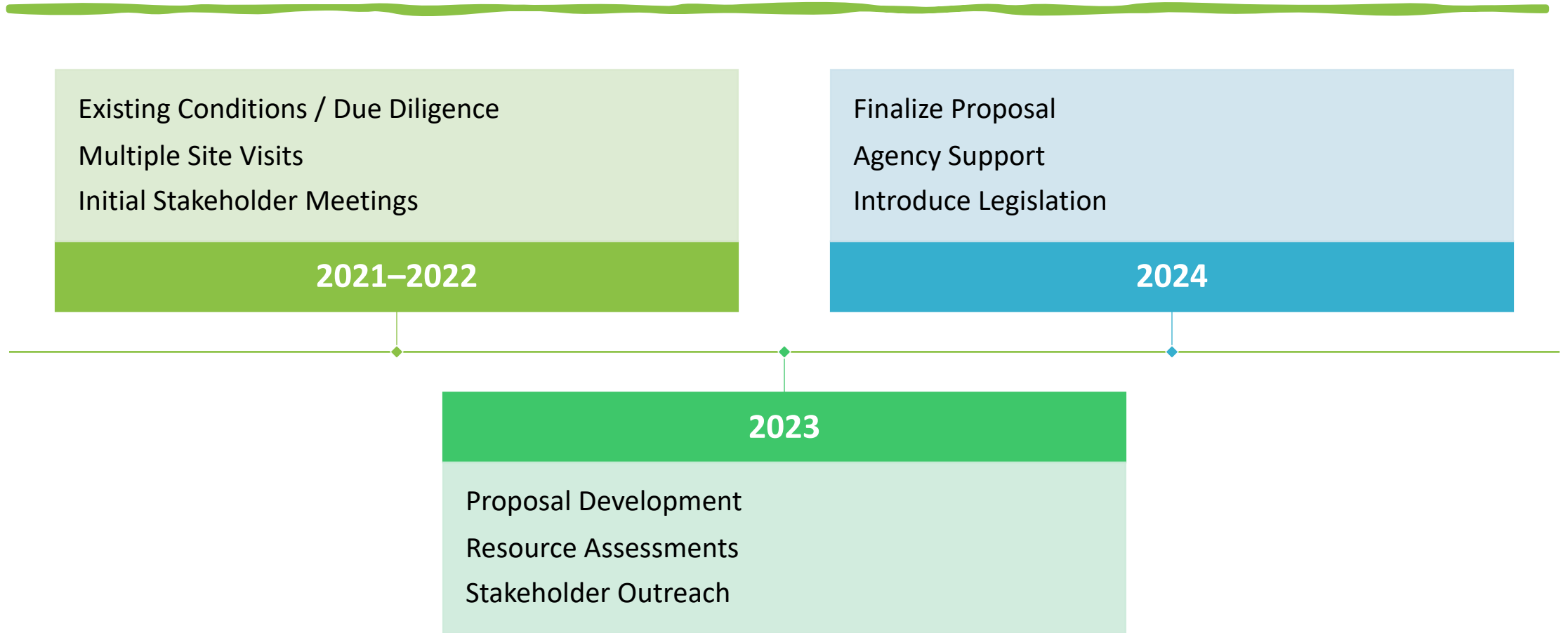


# Vision for the Exchange





# Process / Timeline





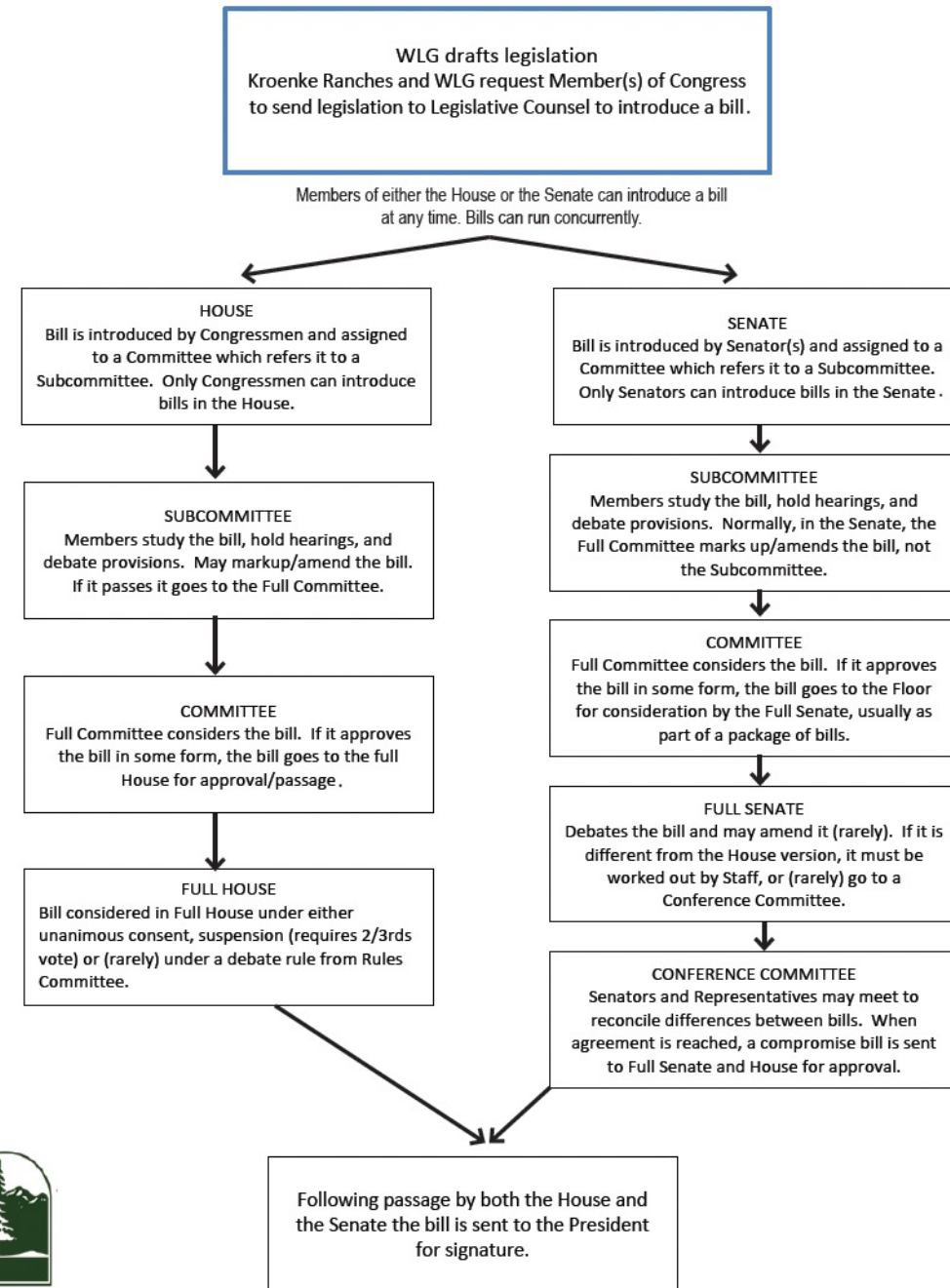
# Overview of Land Exchanges

- Checkerboard ownership
- Inefficiencies for public and private
- Access issues for recreation
- High value ecological lands in private ownership
- Exchanges are value for value, not acre for acre
- Thus, Appraisals are critical to this process

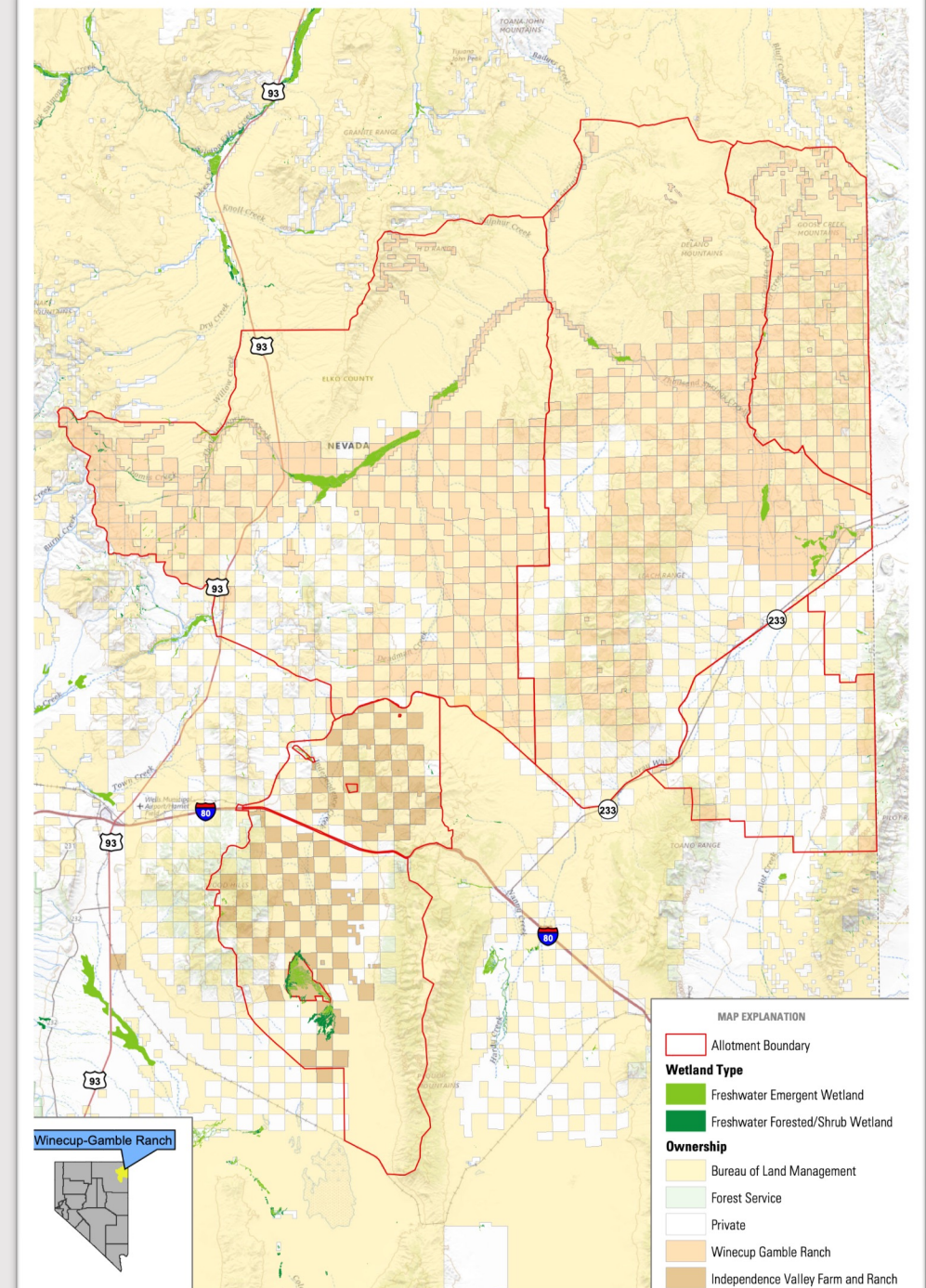
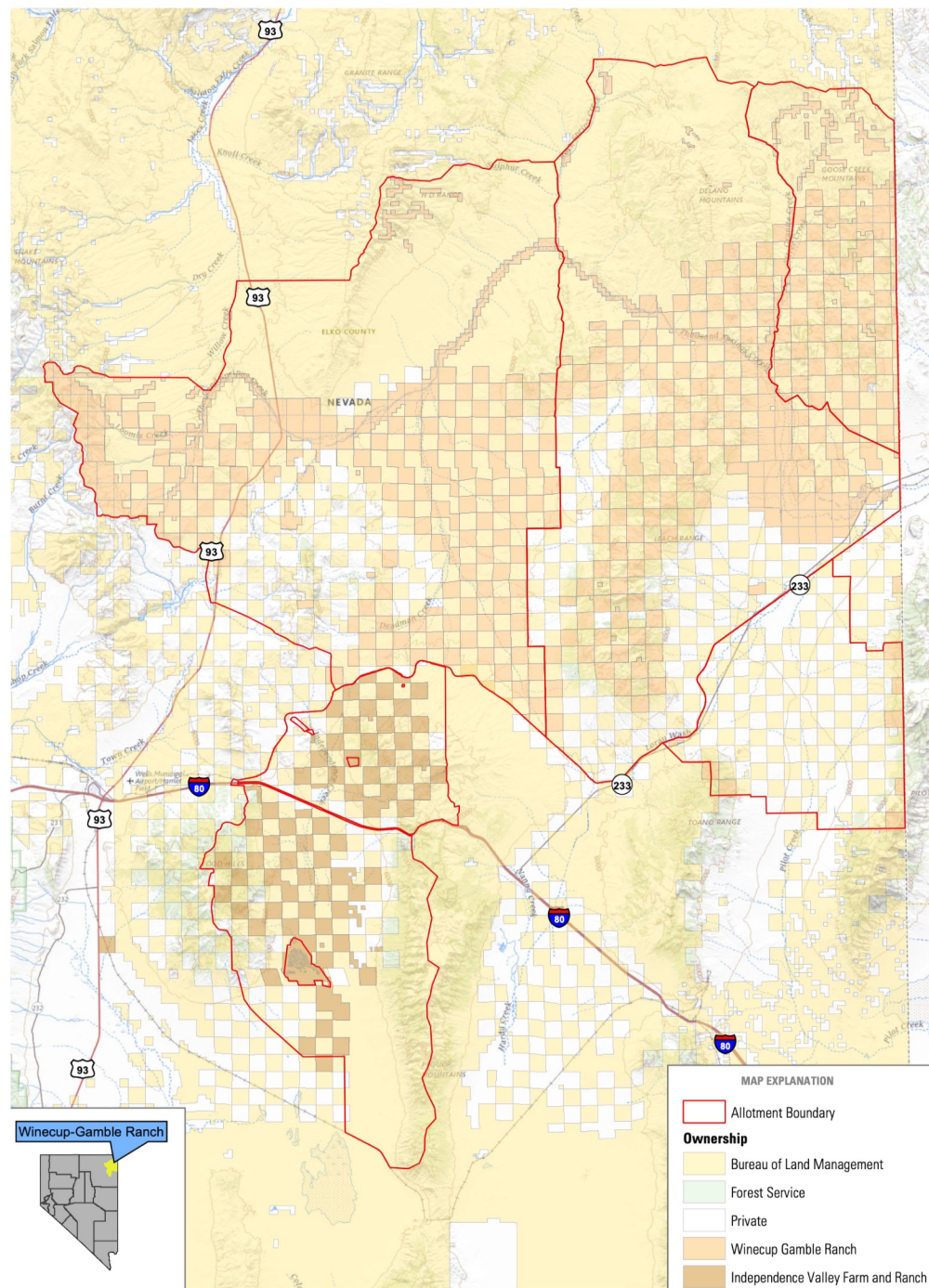
*Is the status quo  
better than  
consolidation?*



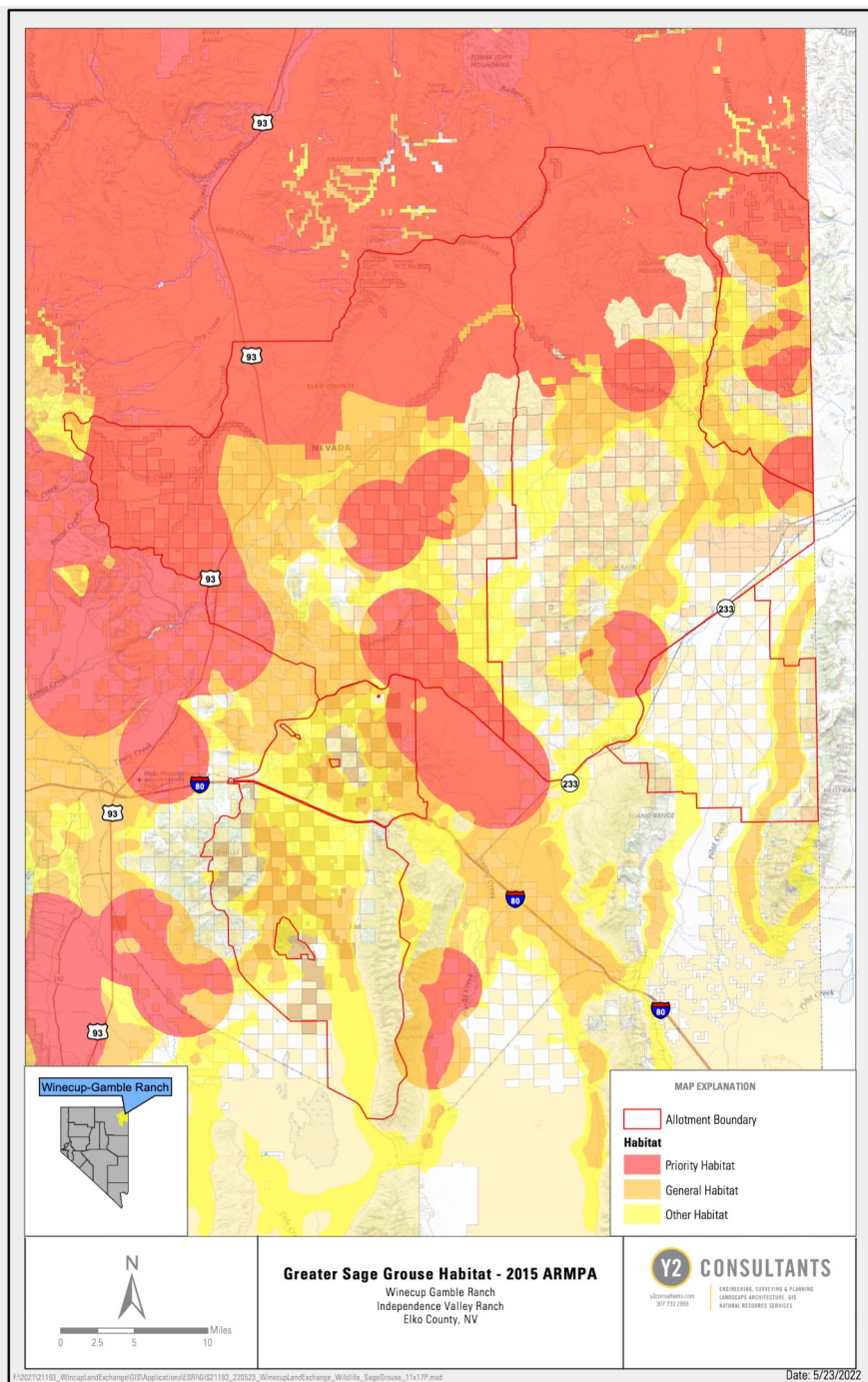
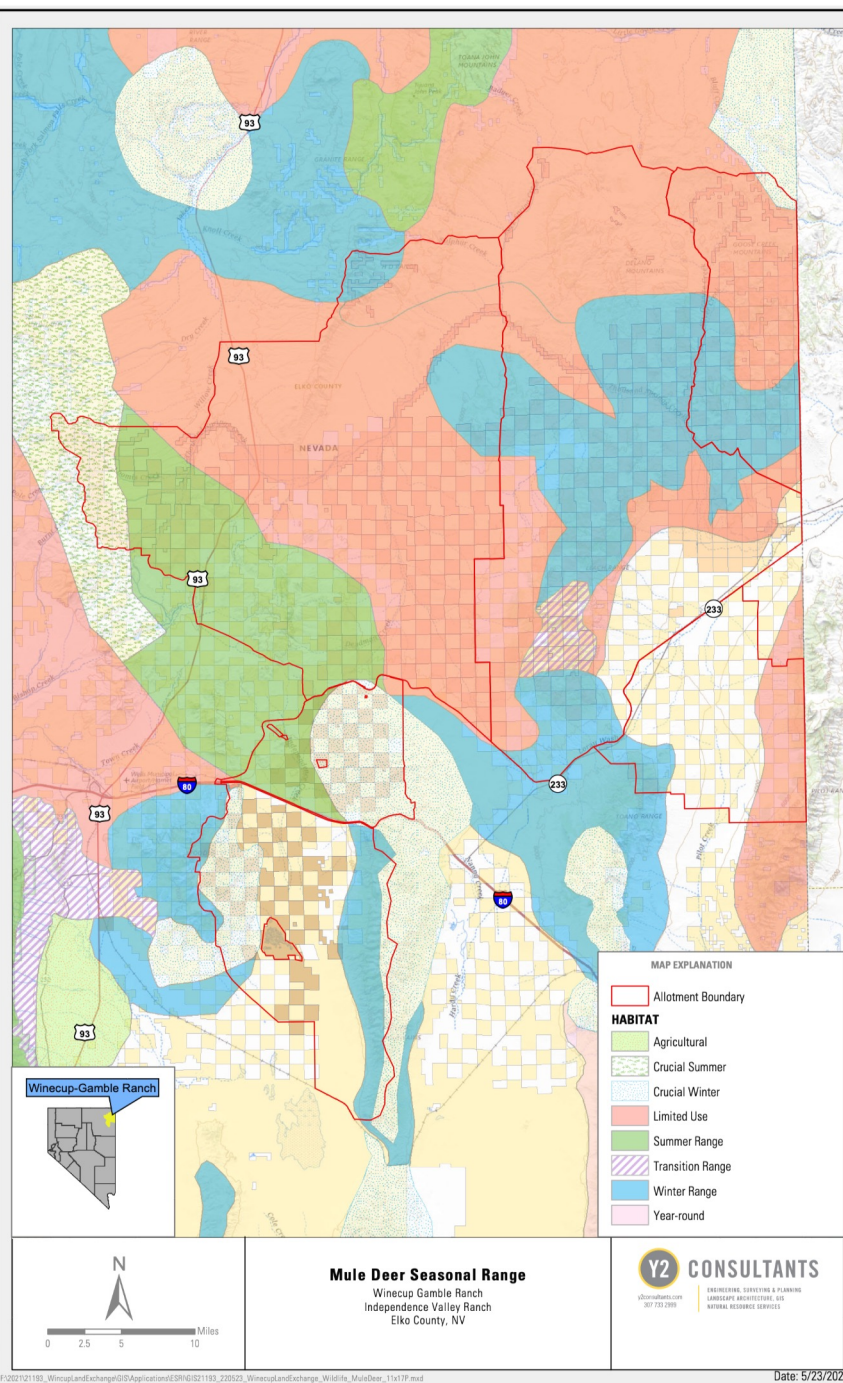
# Legislative Land Exchange Overview



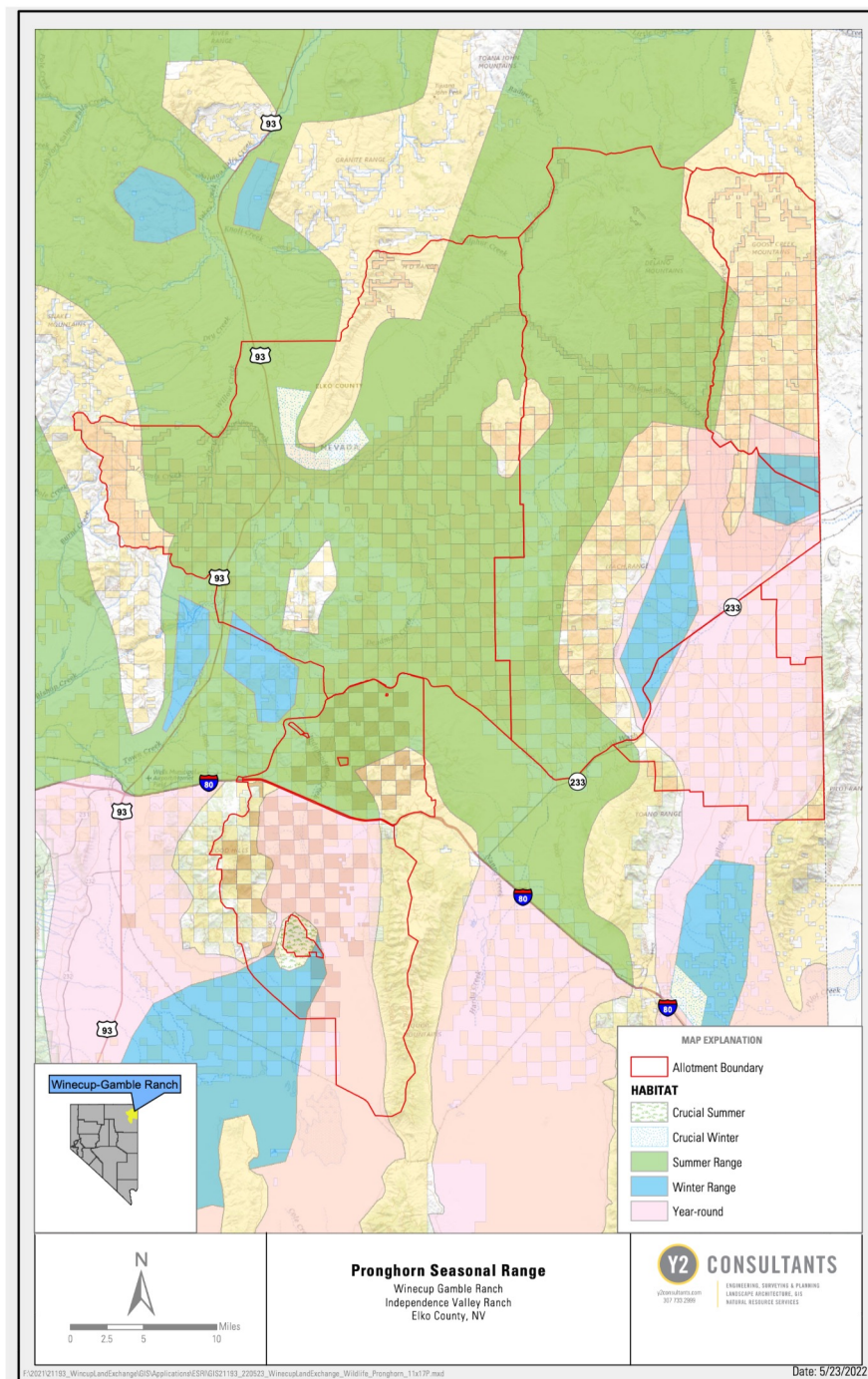
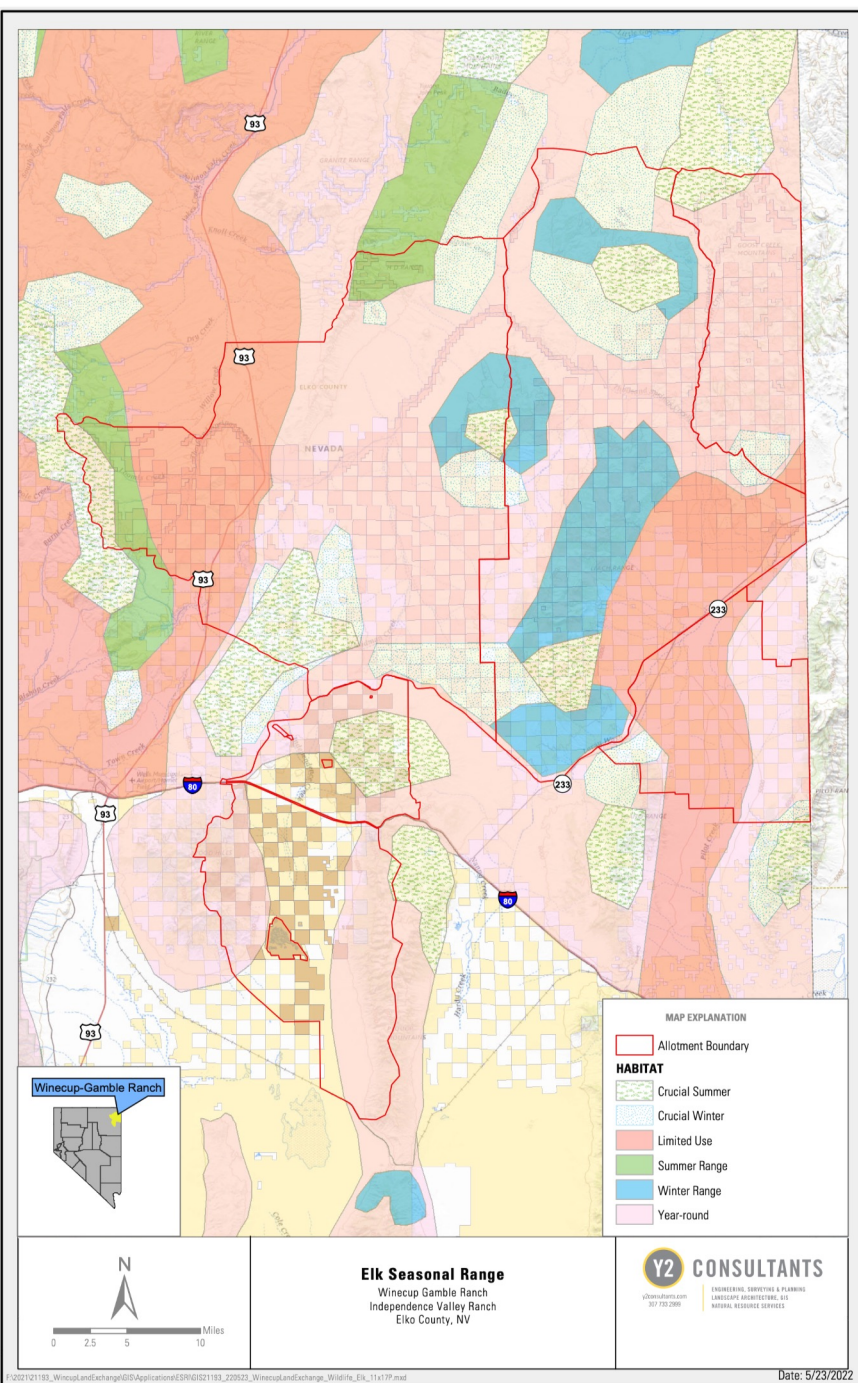








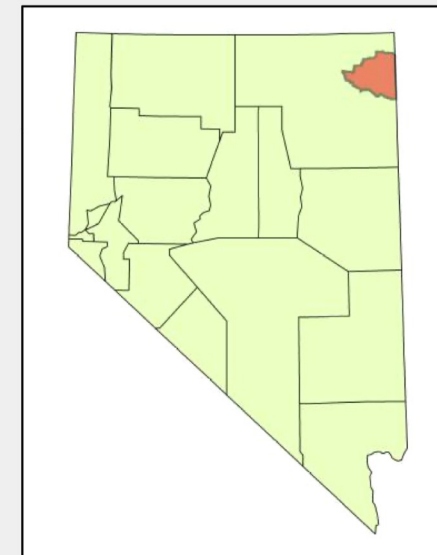
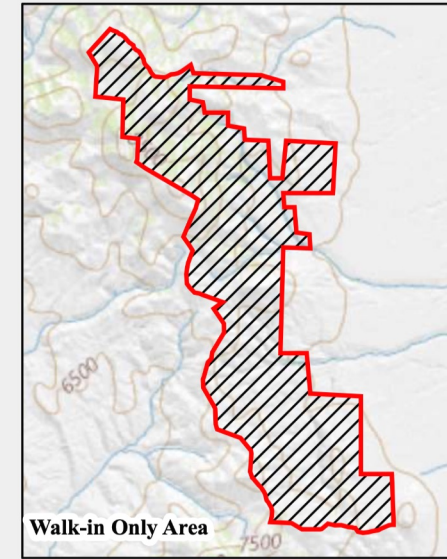
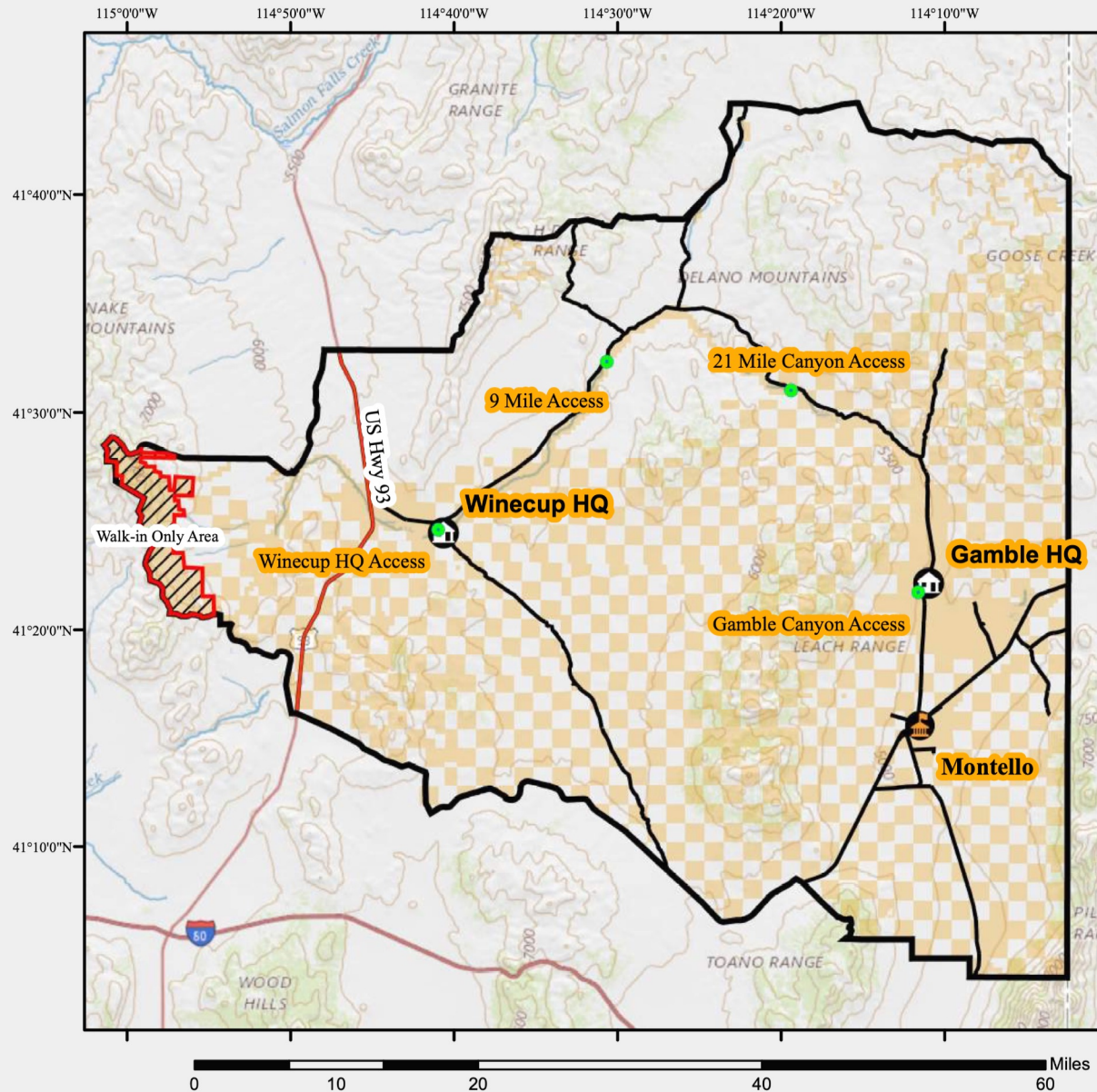






# Winecup-Gamble Ranch Hunter Information

Hunters Access - Private Property - Walk-in Only Area - Main Roads - Ranch HQs







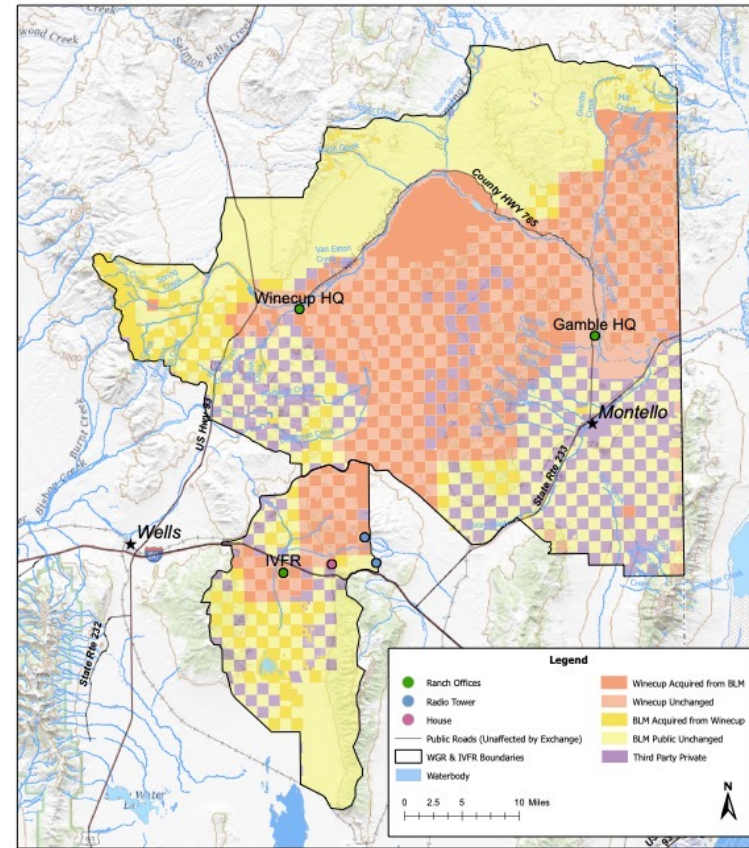
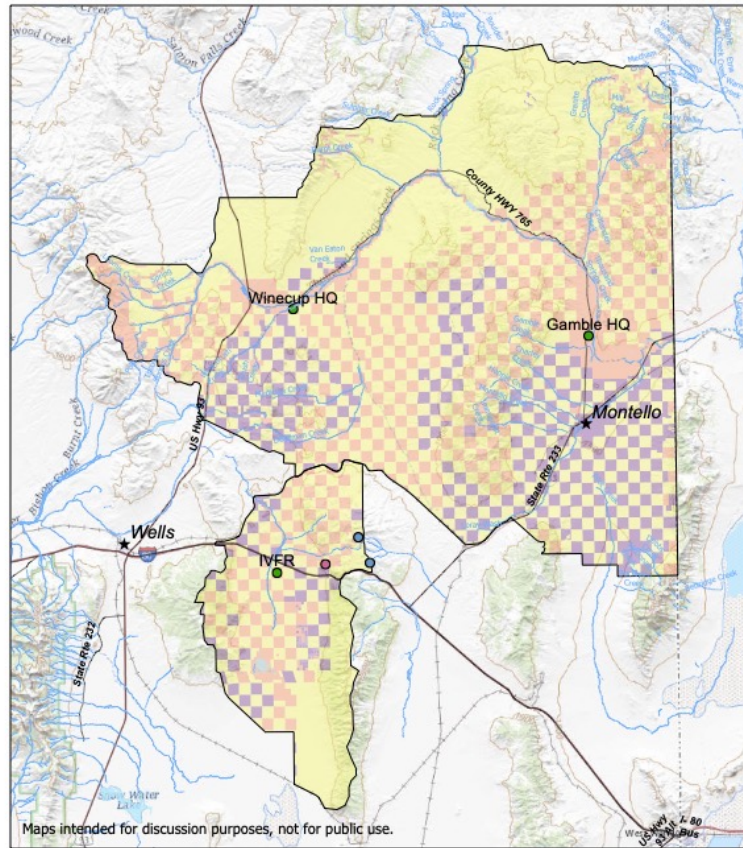
# Tools and Strategies

- Conservation Easements
- Deed Restrictions
- MOU's
- 3<sup>rd</sup> Party Agreements
- Legislation
- Other Management Strategies and Assurances

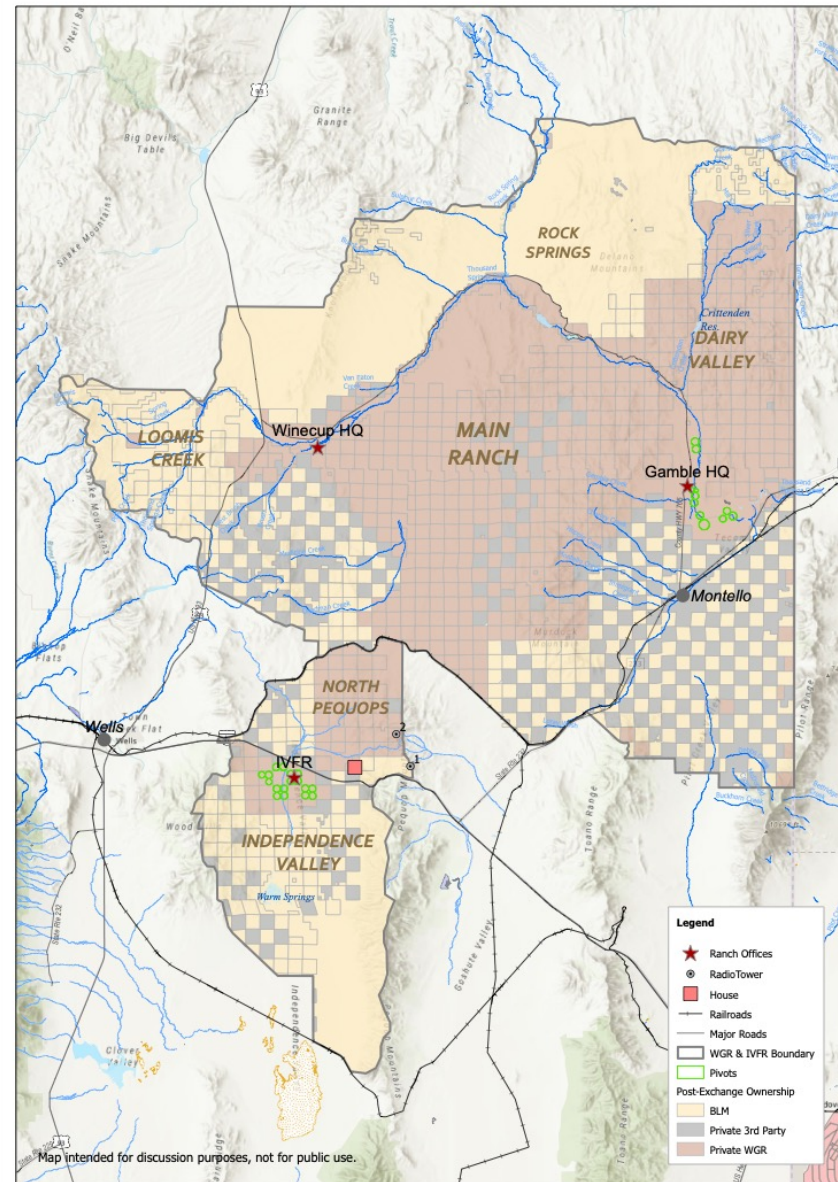


## WINECUP GAMBLE RANCH

Land Exchange Discussion  
Elko County, NV





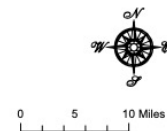


## WINECUP GAMBLE RANCH

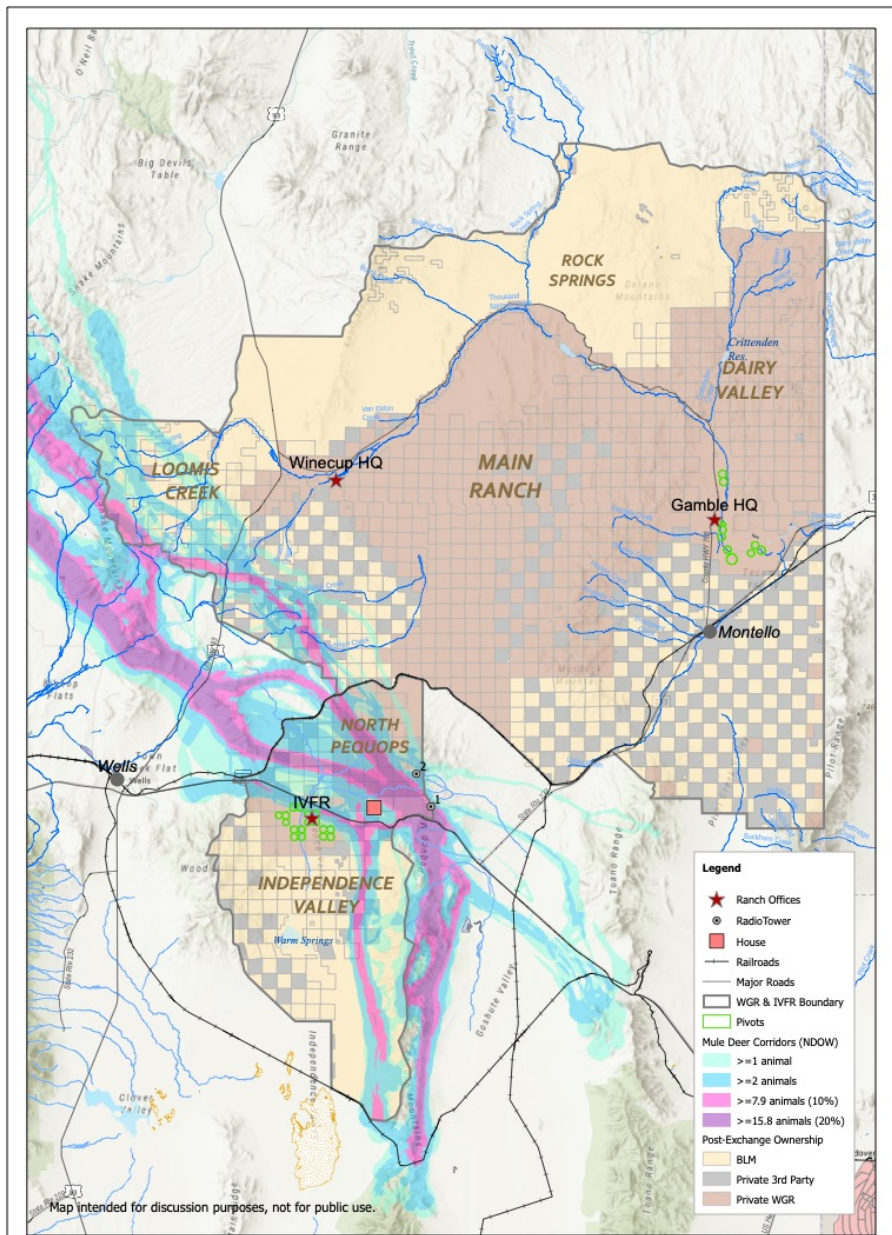
### Post-Exchange Ownership

Elko County, Nevada

Western Land Group, Inc.  
March 2023





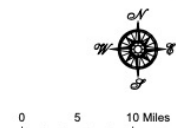


## WINECUP GAMBLE RANCH

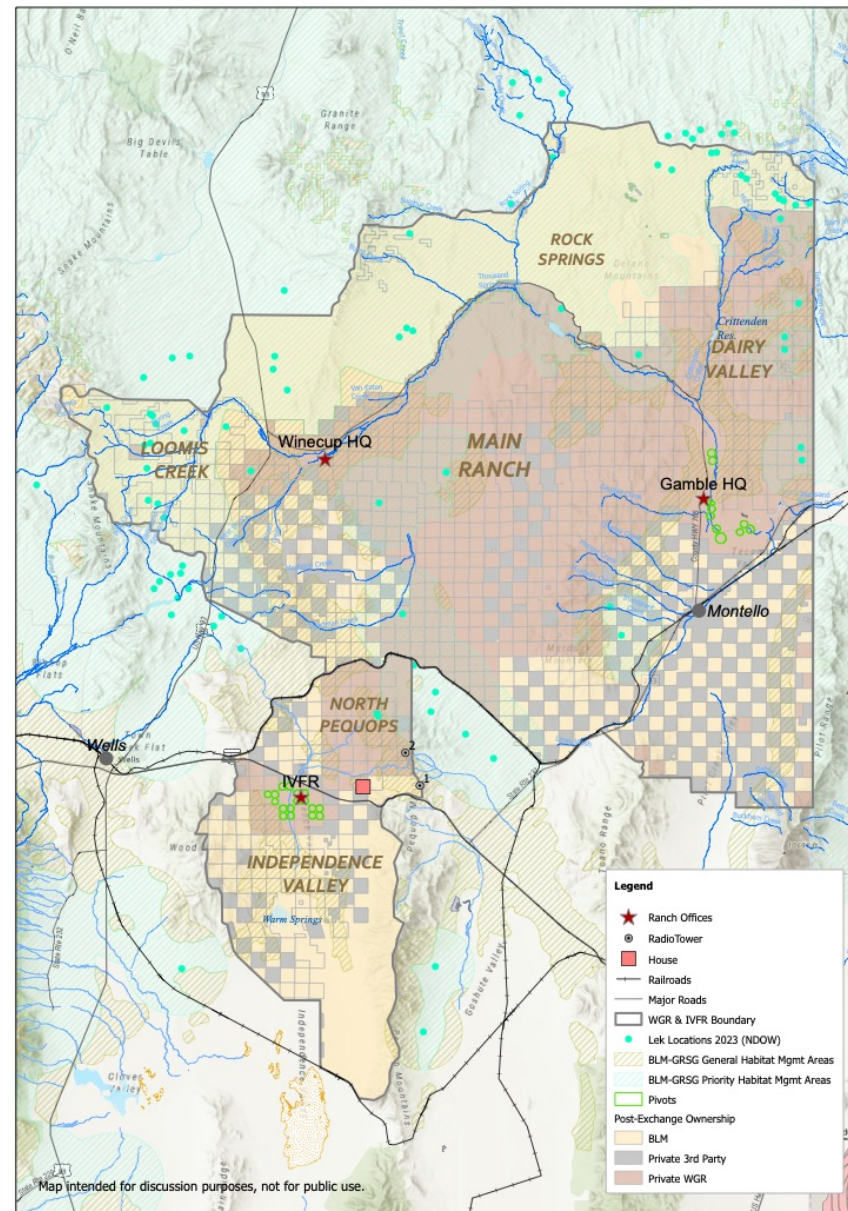
### Mule Deer Migration Corridors

Elko County, Nevada

Western Land Group, Inc.  
March 2023







## WINECUP GAMBLE RANCH

### Sage Grouse

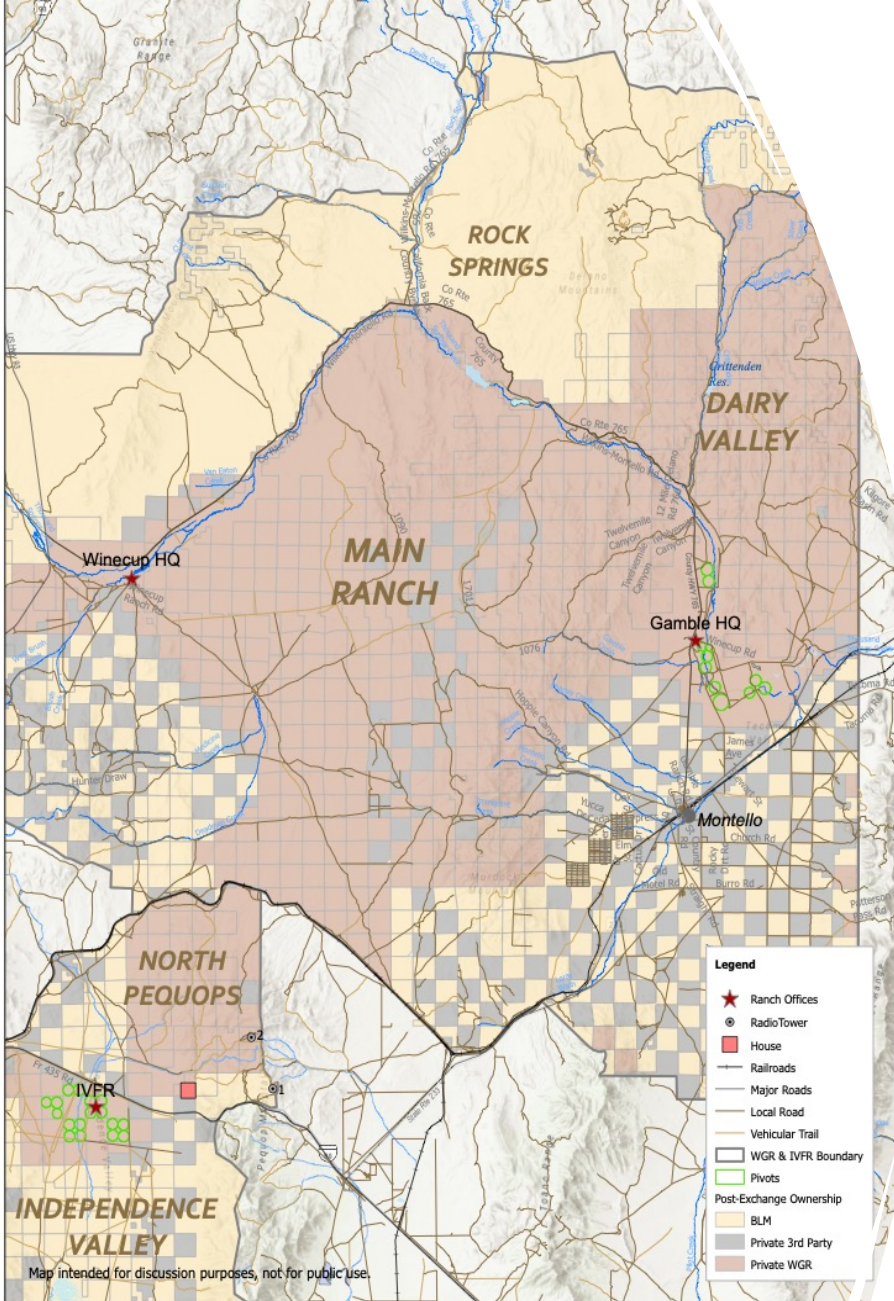
Elko County, Nevada

Western Land Group, Inc.  
March 2023



0 5 10 Miles





## WINECUP GAMBLE RANCH

### Post-Exchange Ownership

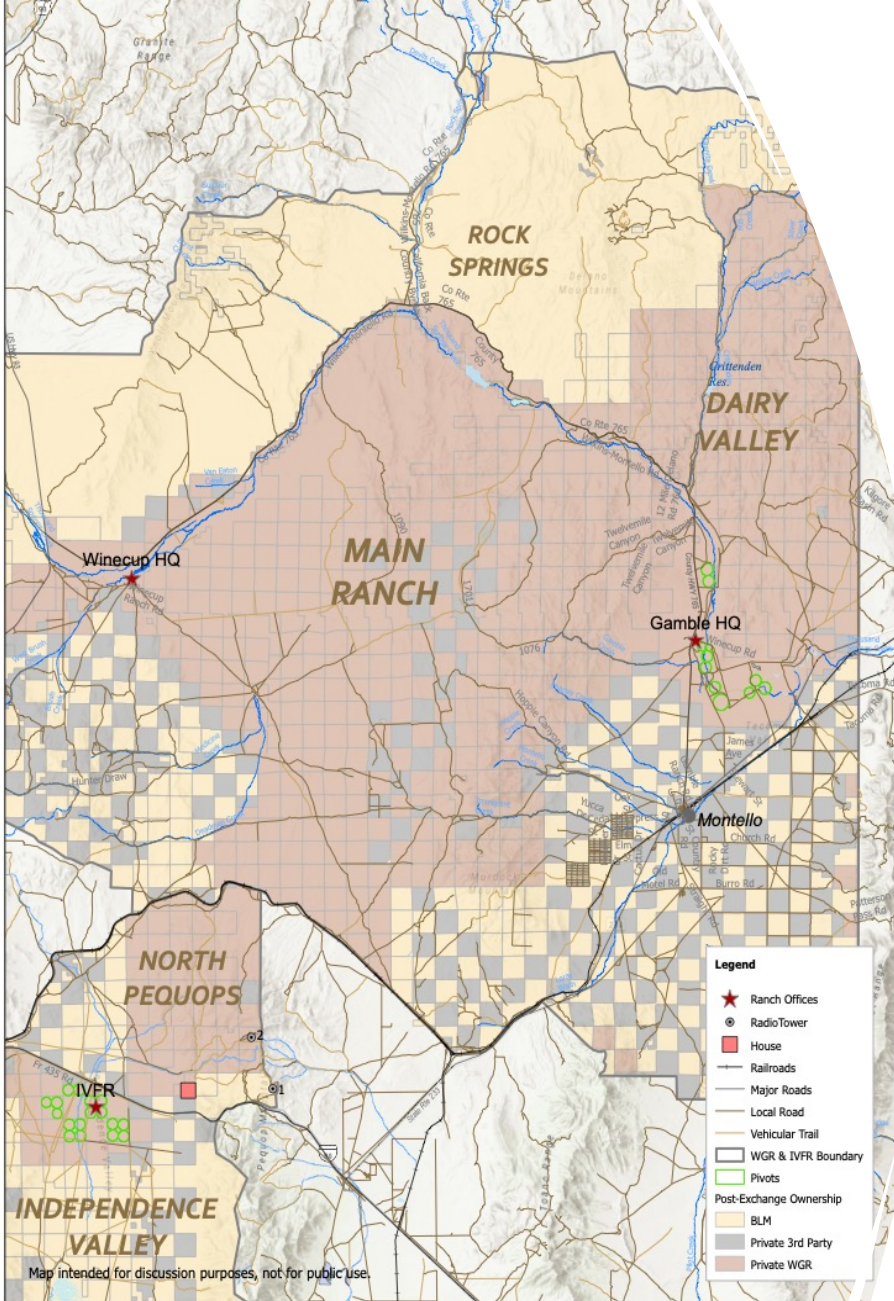
Elko County, Nevada

Western Land Group, Inc.

## • MAIN RANCH:

- Consolidated checkboard
- Outcome based grazing (or similar practices)
- Herd management and Hunting
- Conservation measures for sage grouse, where present





## WINECUP GAMBLE RANCH

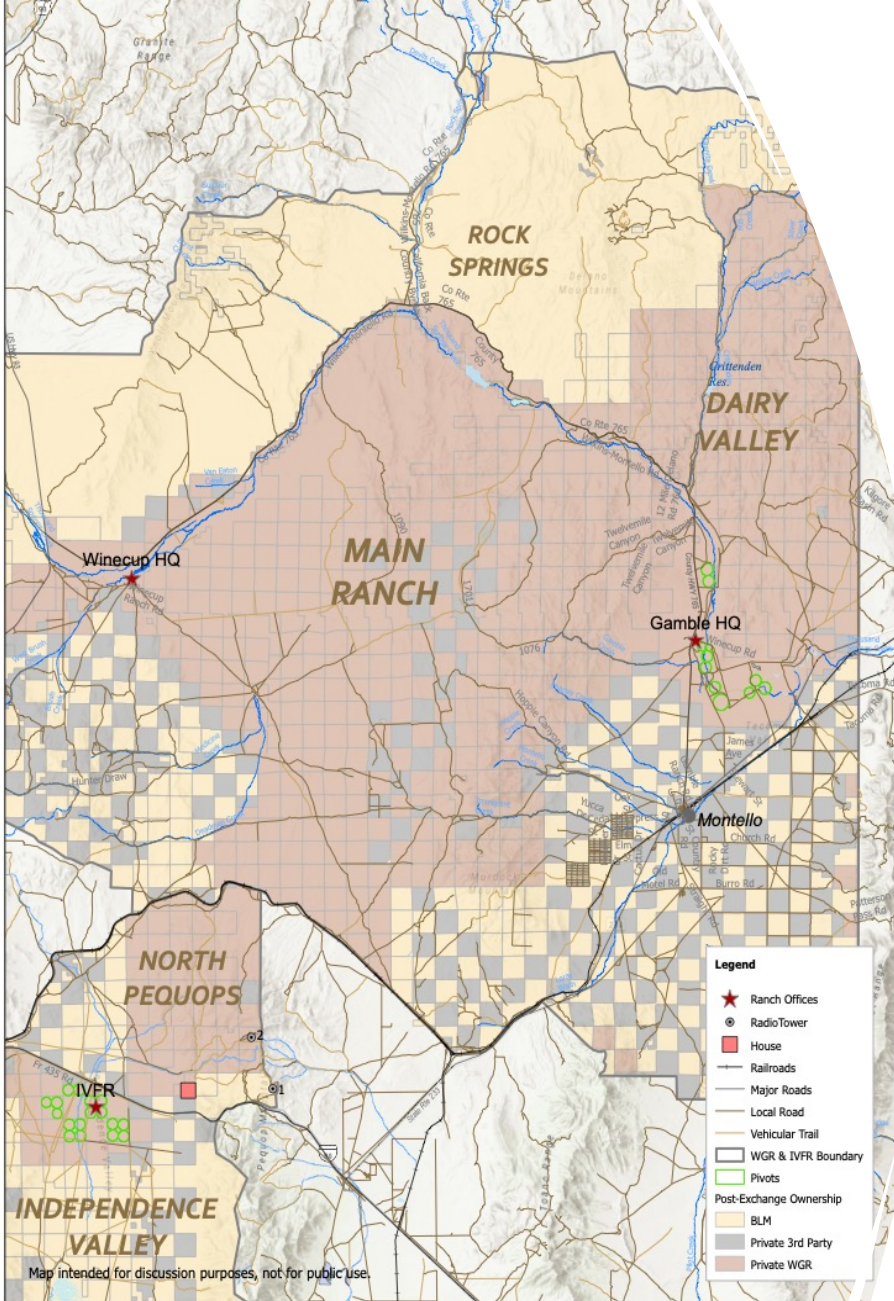
### Post-Exchange Ownership

Elko County, Nevada

Western Land Group, Inc.

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- Dairy Valley:
    - Continued grazing and ranch operations
    - Fire management





- Rock Springs:
  - Largely will be BLM
  - High presence of SG Leks and Priority Habitat
  - Water resources

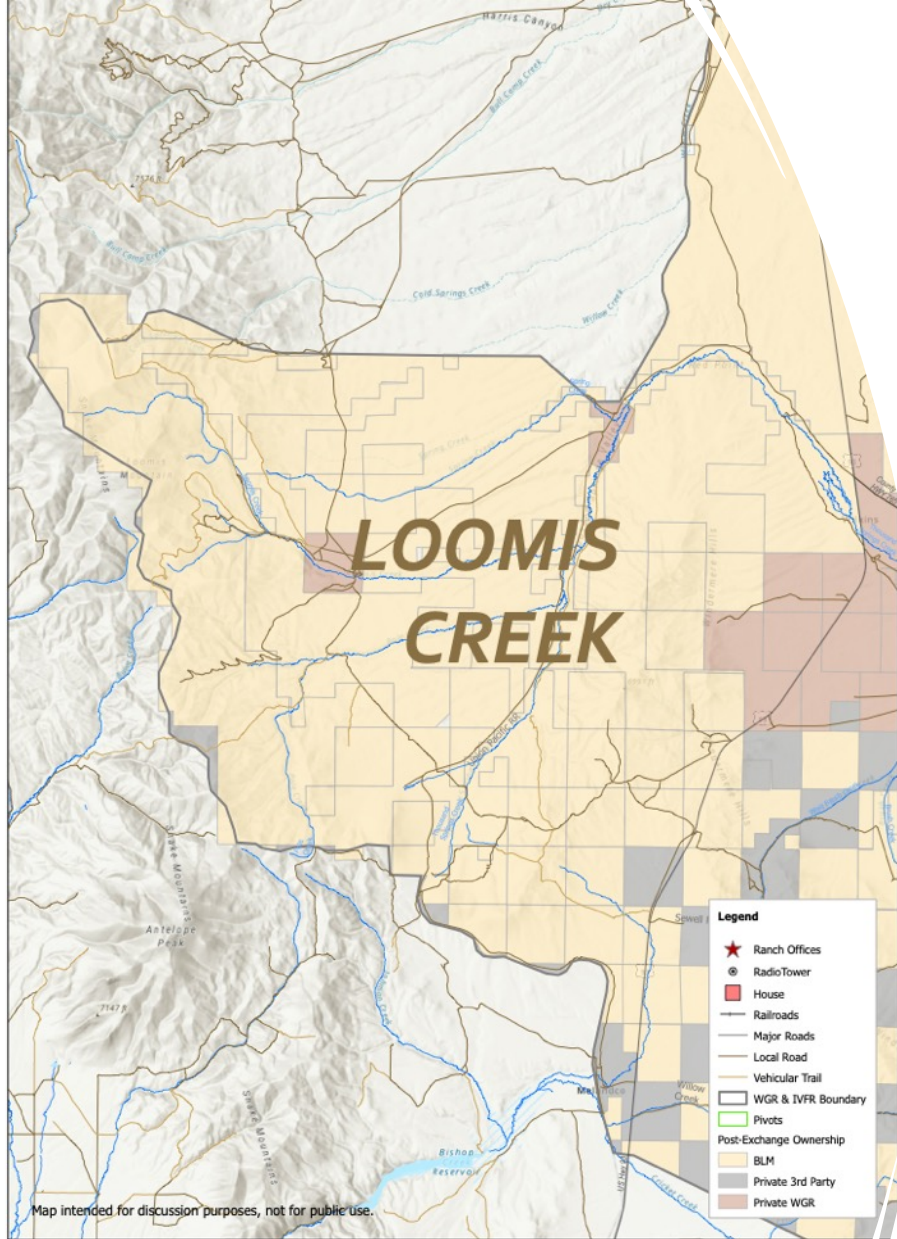
## WINECUP GAMBLE RANCH

### Post-Exchange Ownership

Elko County, Nevada

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## WINECUP GAMBLE RANCH

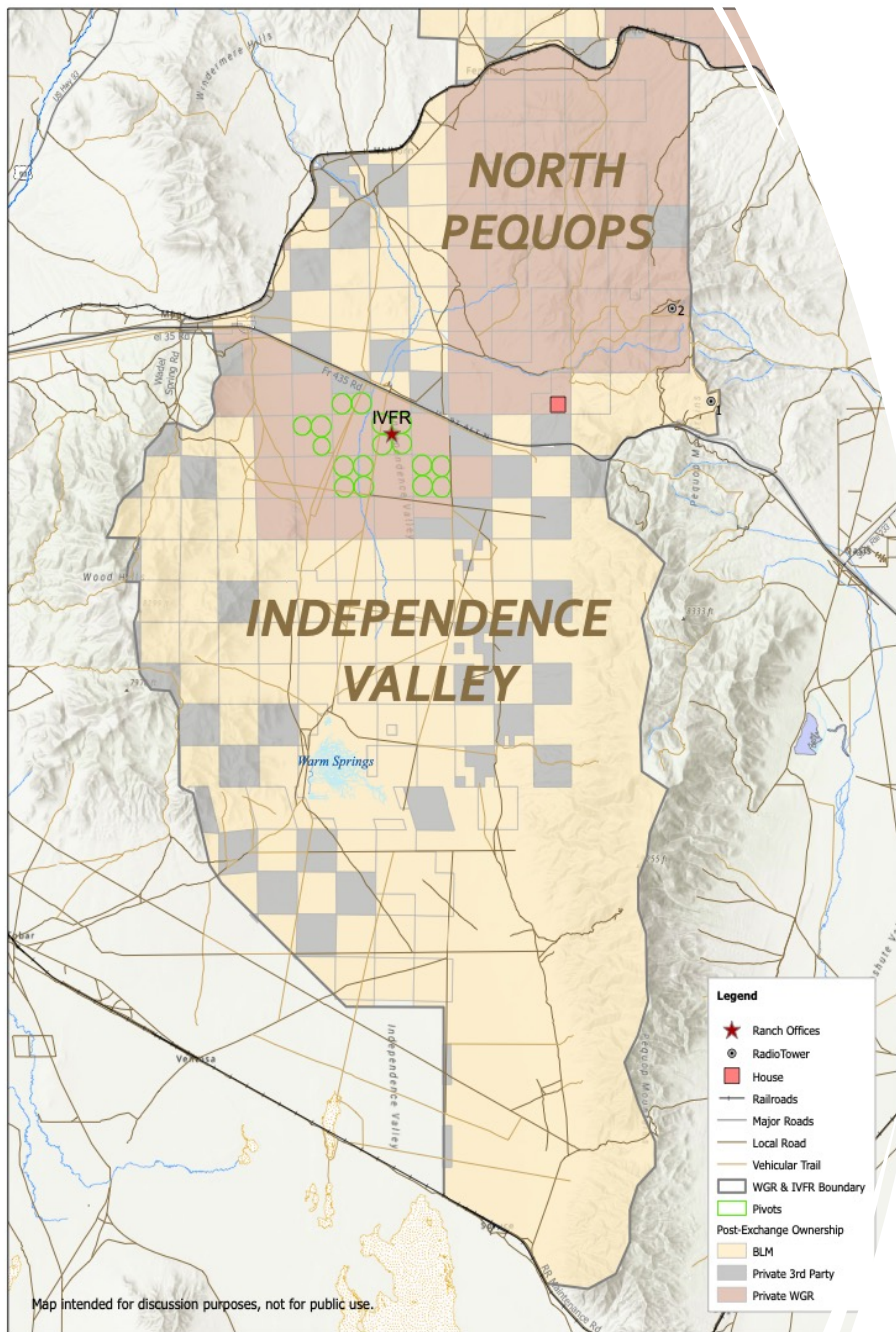
### Post-Exchange Ownership

Elko County, Nevada

Western Land Group, Inc.  
March 2023

- Loomis Creek:
  - Wetlands and water
  - High value wildlife habitat
  - Hunting Access balanced with conservation





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- North Pequops
    - Mule Deer / other wildlife
    - What are the limiting factors?
  - Independence Valley
    - Warm Springs
    - Ownership and ongoing management / conservation





# Meeting Wrap-up

- Questions
- Key Takeaways
- Next Steps