



Winecup Gamble
Ranch
Land Exchange
Proposal
Development

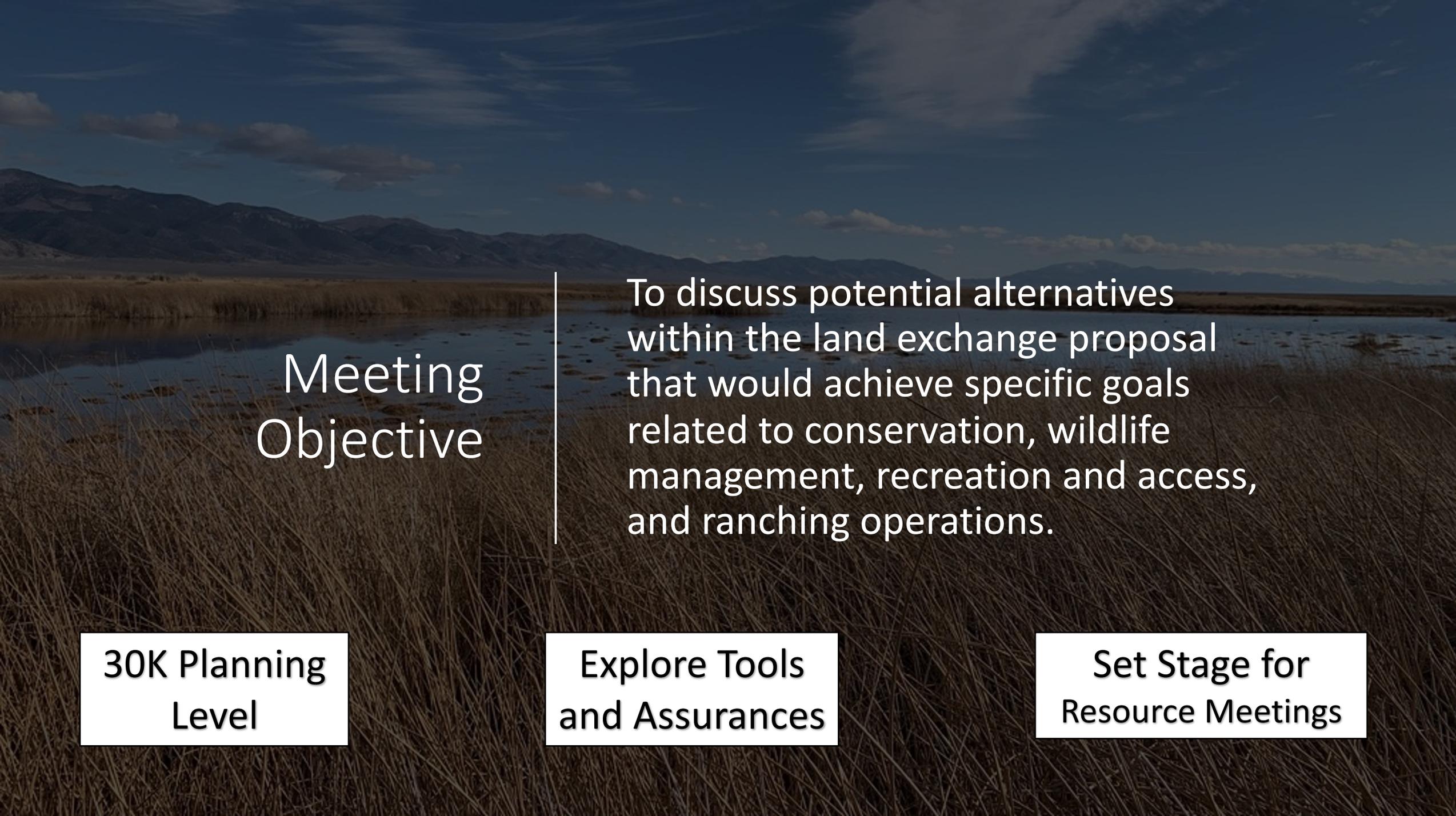
Meeting with NDOW

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**

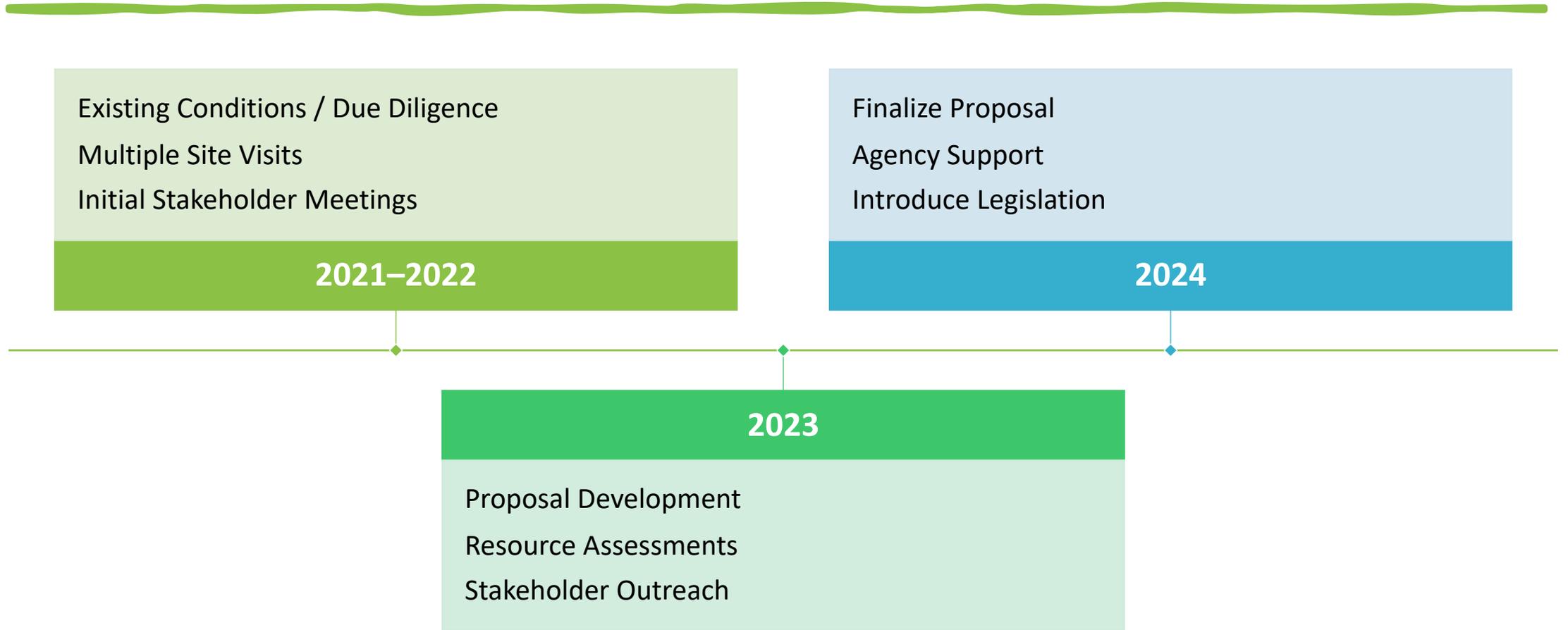
**Set Stage for
Resource Meetings**

A group of people are standing in a field of tall grass and shrubs, looking towards a distant landscape under a cloudy sky. A large, semi-transparent white circle is overlaid on the left side of the image, containing the word 'AGENDA' and a list of items. The background shows a wide valley with rolling hills and a fence line in the middle ground.

AGENDA

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

Process / Timeline

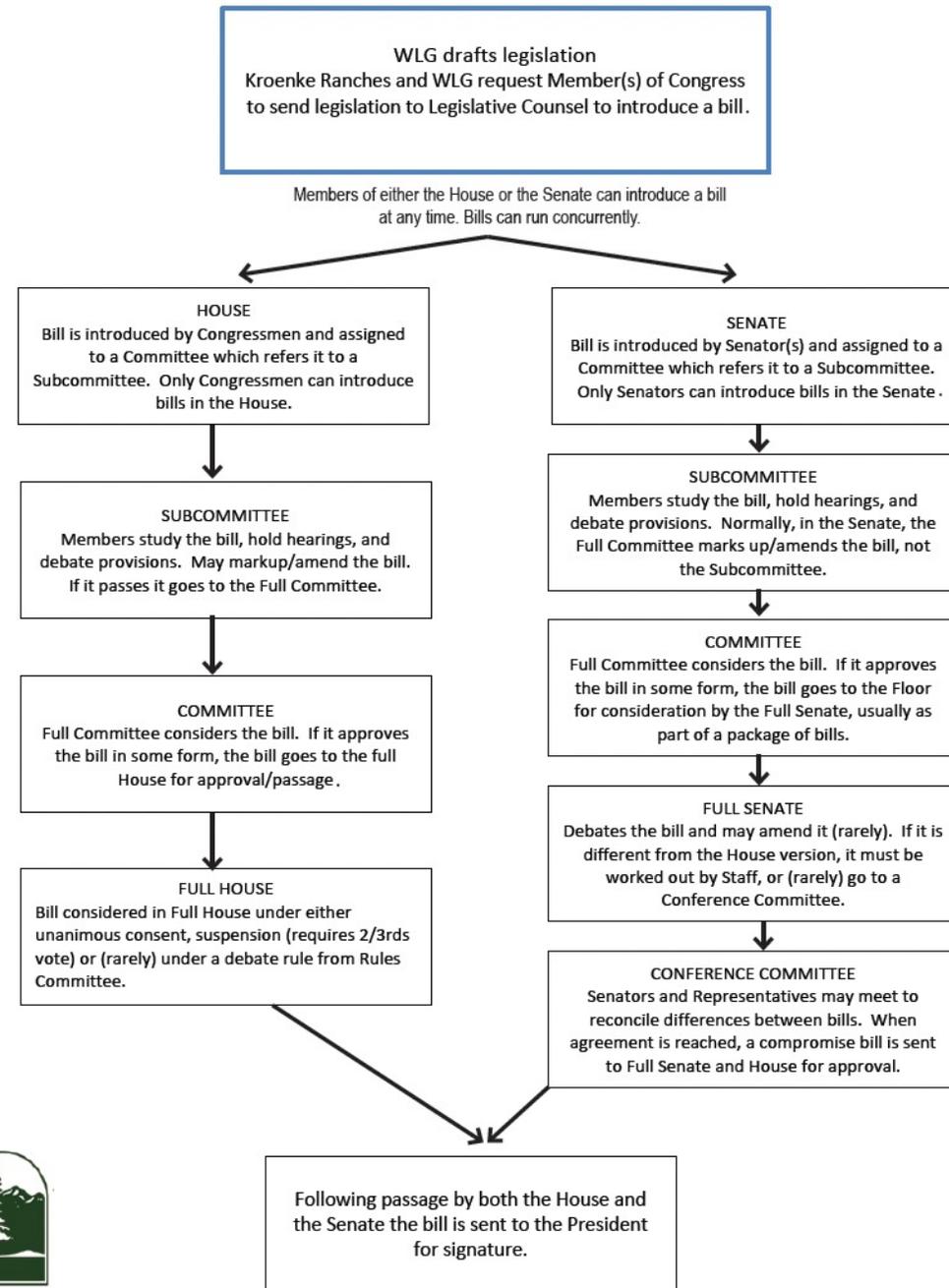


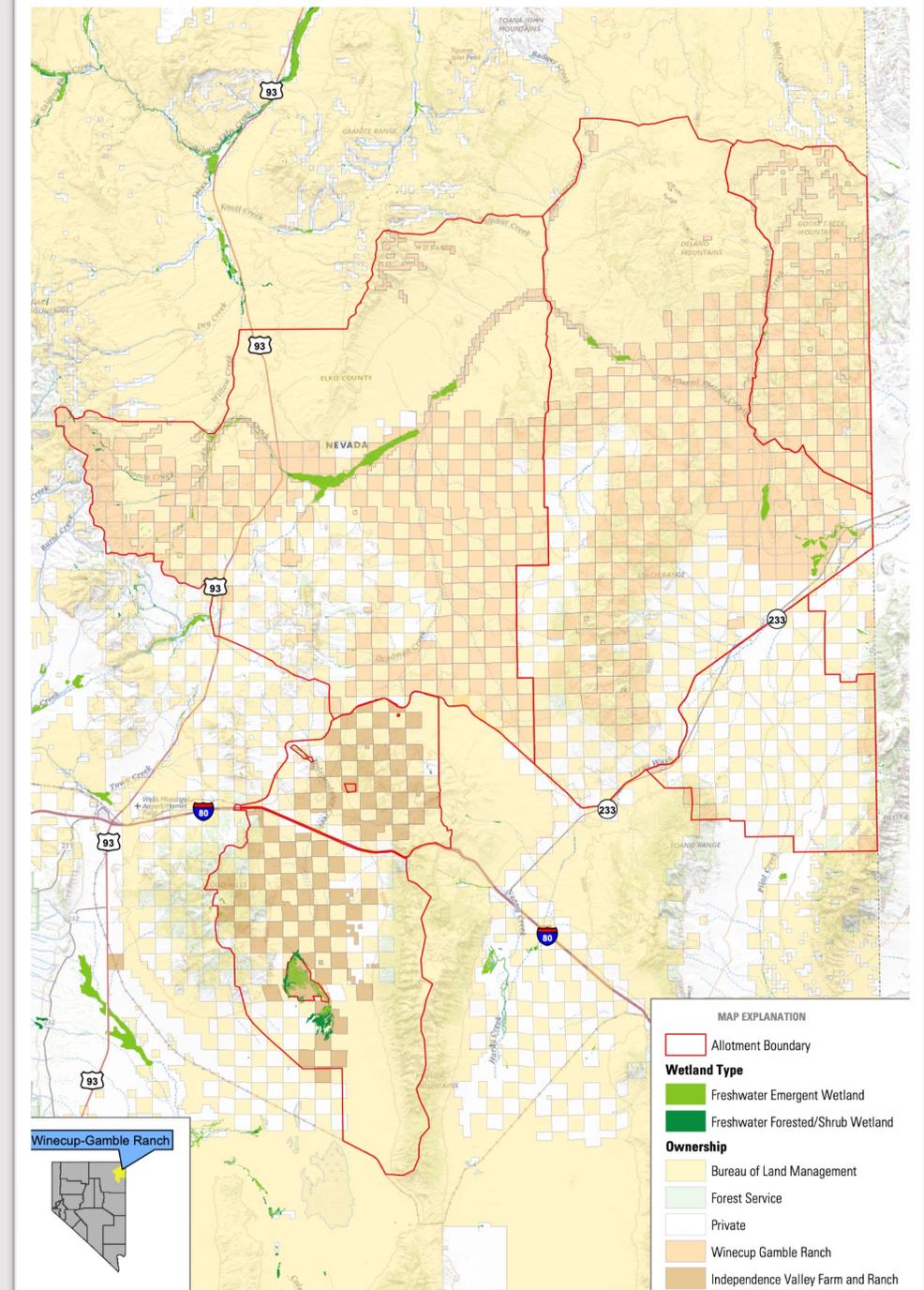
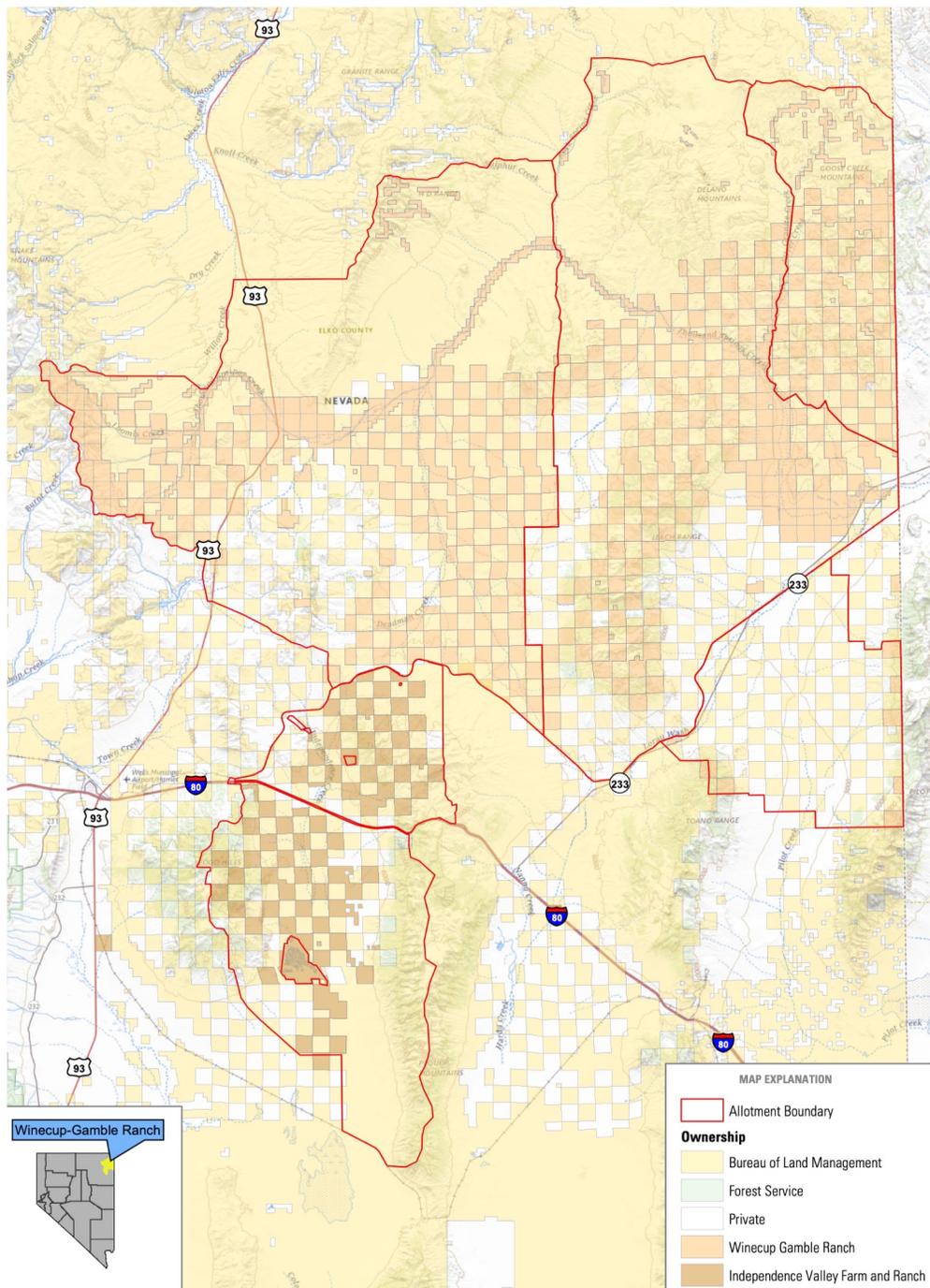
Overview of Land Exchanges

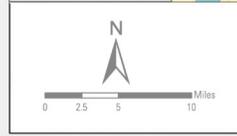
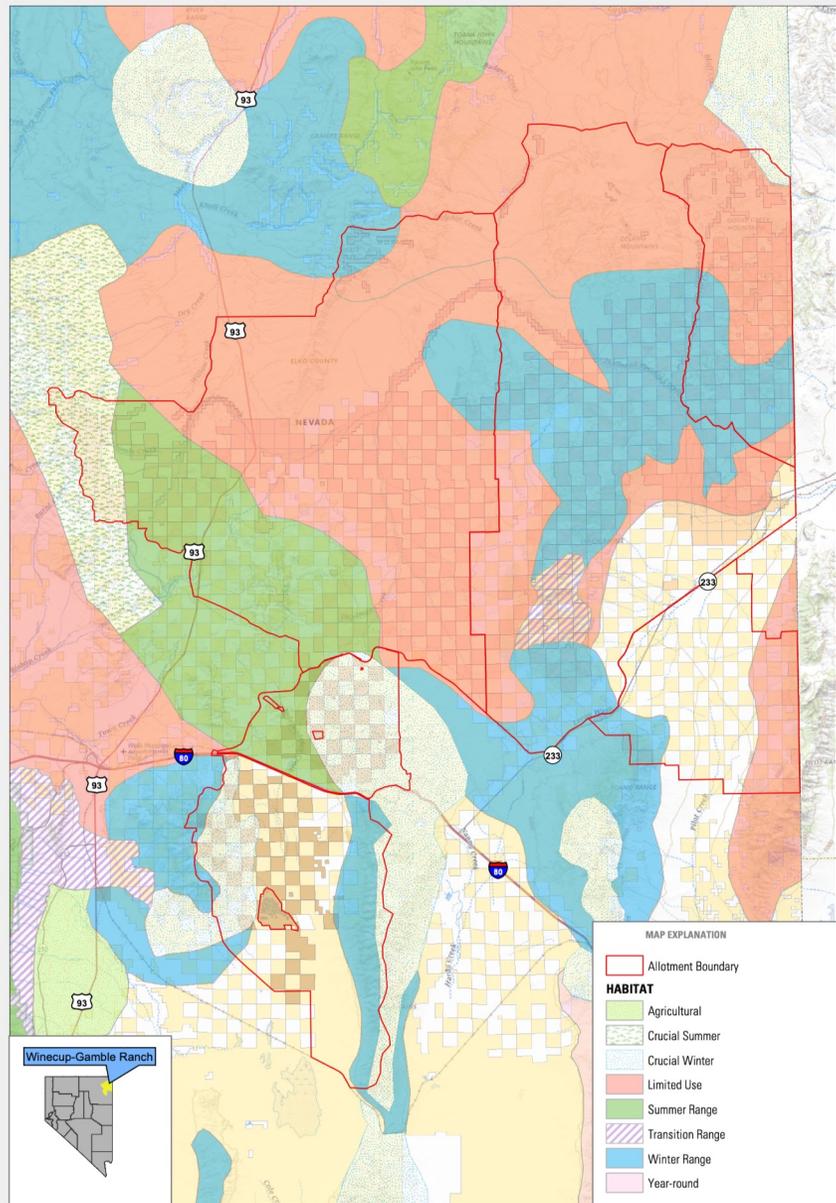
- Checkerboard ownership
- Inefficiencies for public and private
- Access issues for recreation
- High value ecological lands in private ownership
- Exchanges are value for value, not acre for acre
- Thus, Appraisals are critical to this process

*Is the status quo
better than
consolidation?*

Legislative Land Exchange Overview



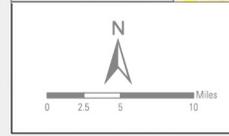
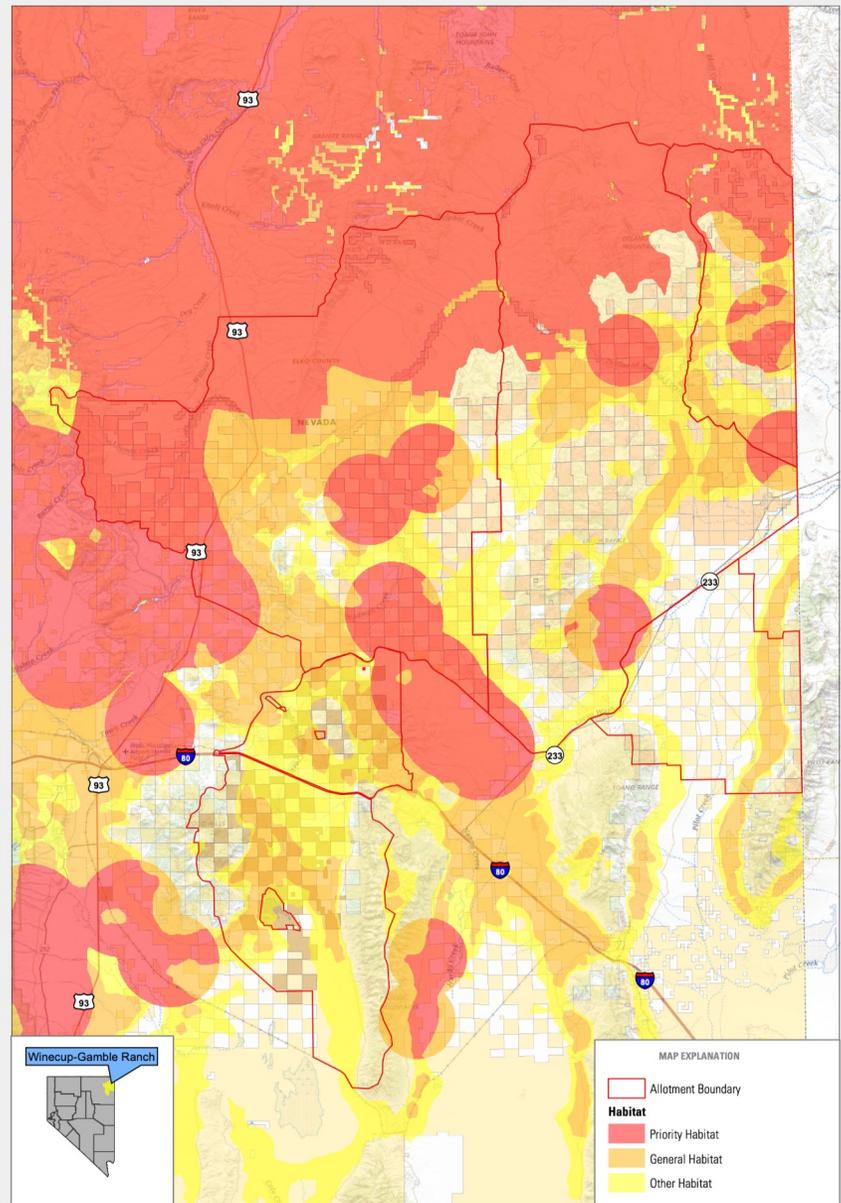




Mule Deer Seasonal Range
 Winecup Gamble Ranch
 Independence Valley Ranch
 Elko County, NV



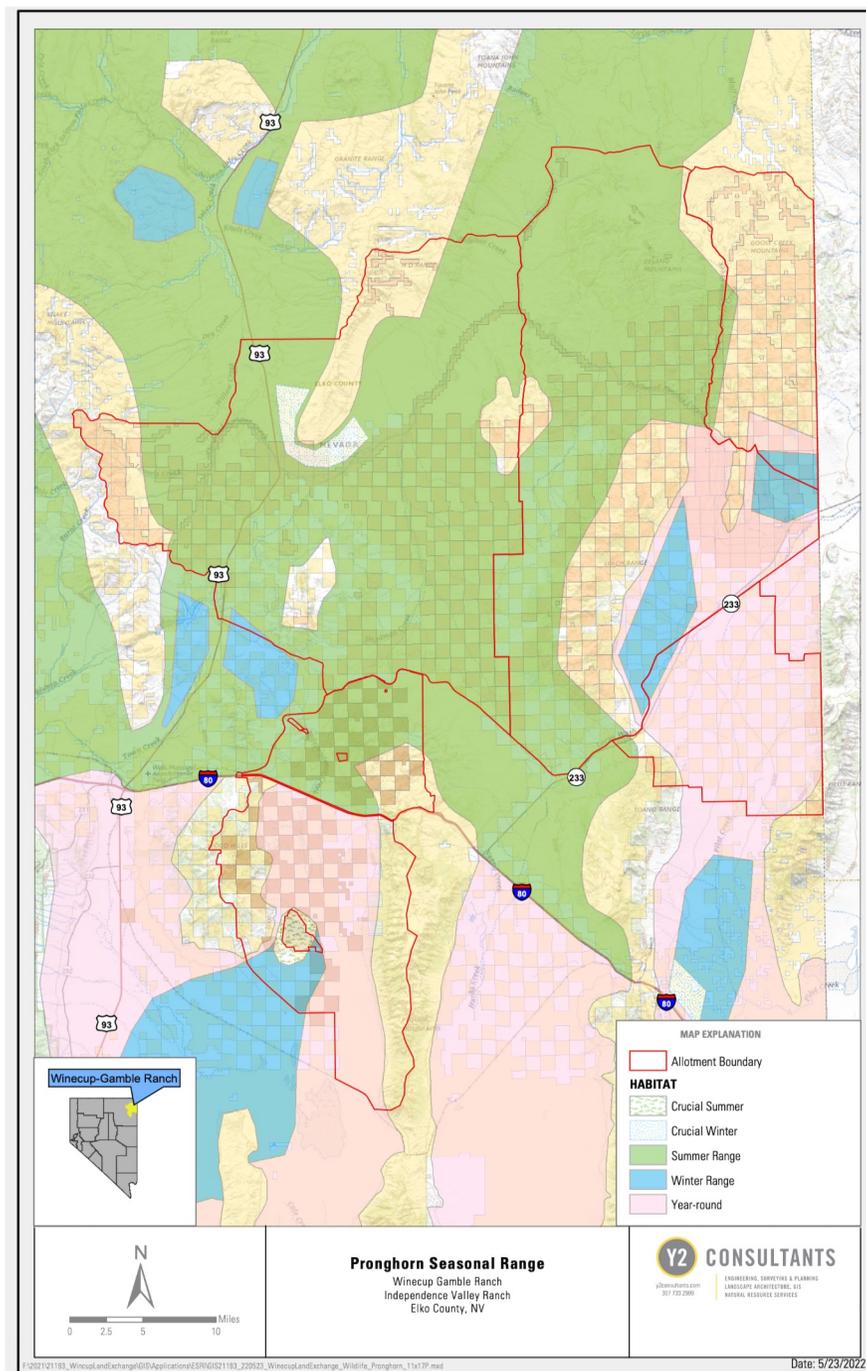
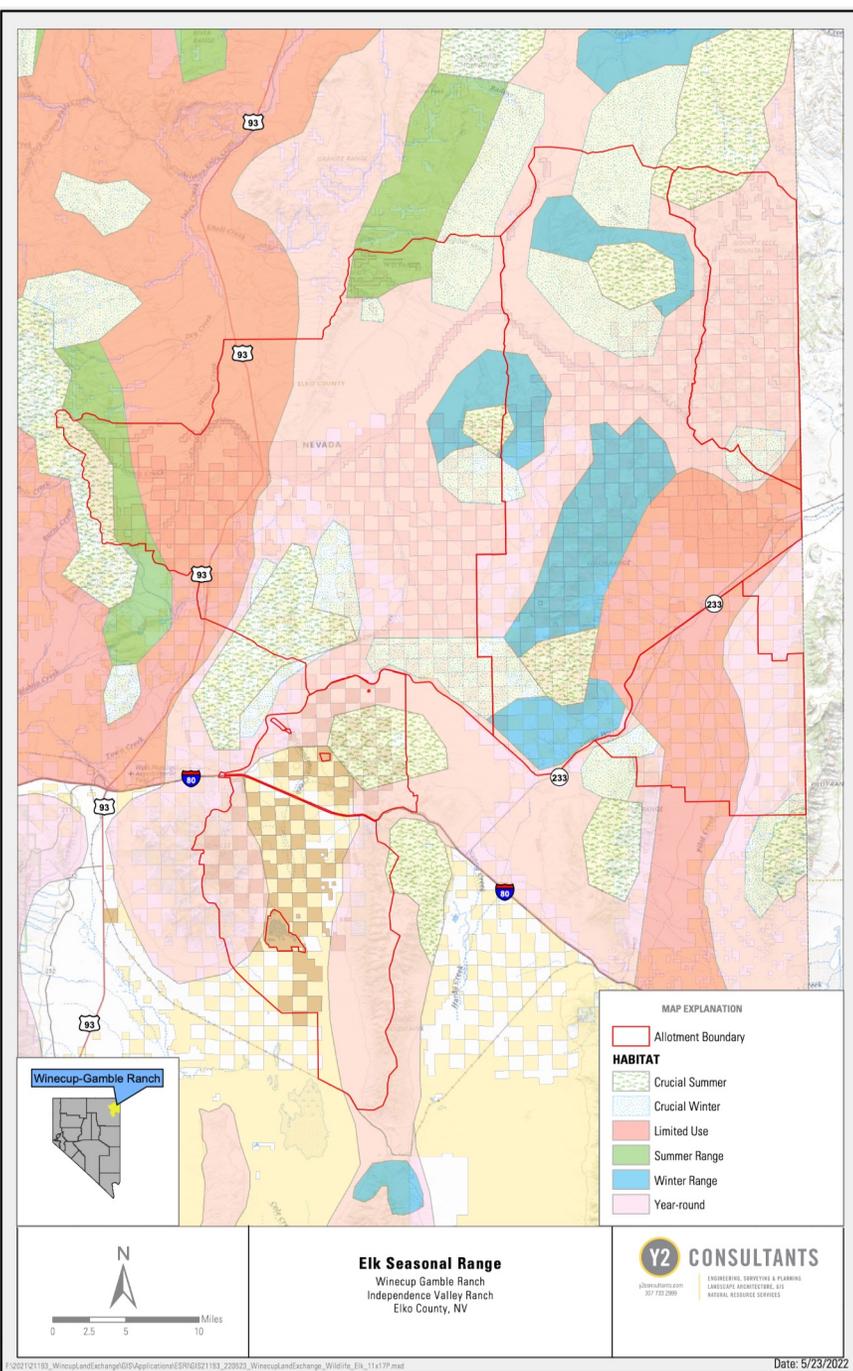
Date: 5/23/2022



Greater Sage Grouse Habitat - 2015 ARMPA
 Winecup Gamble Ranch
 Independence Valley Ranch
 Elko County, NV

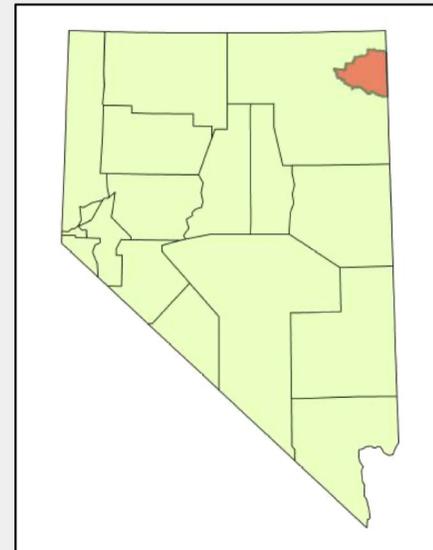
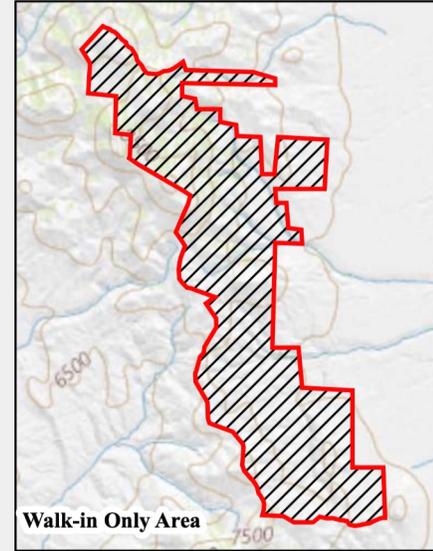
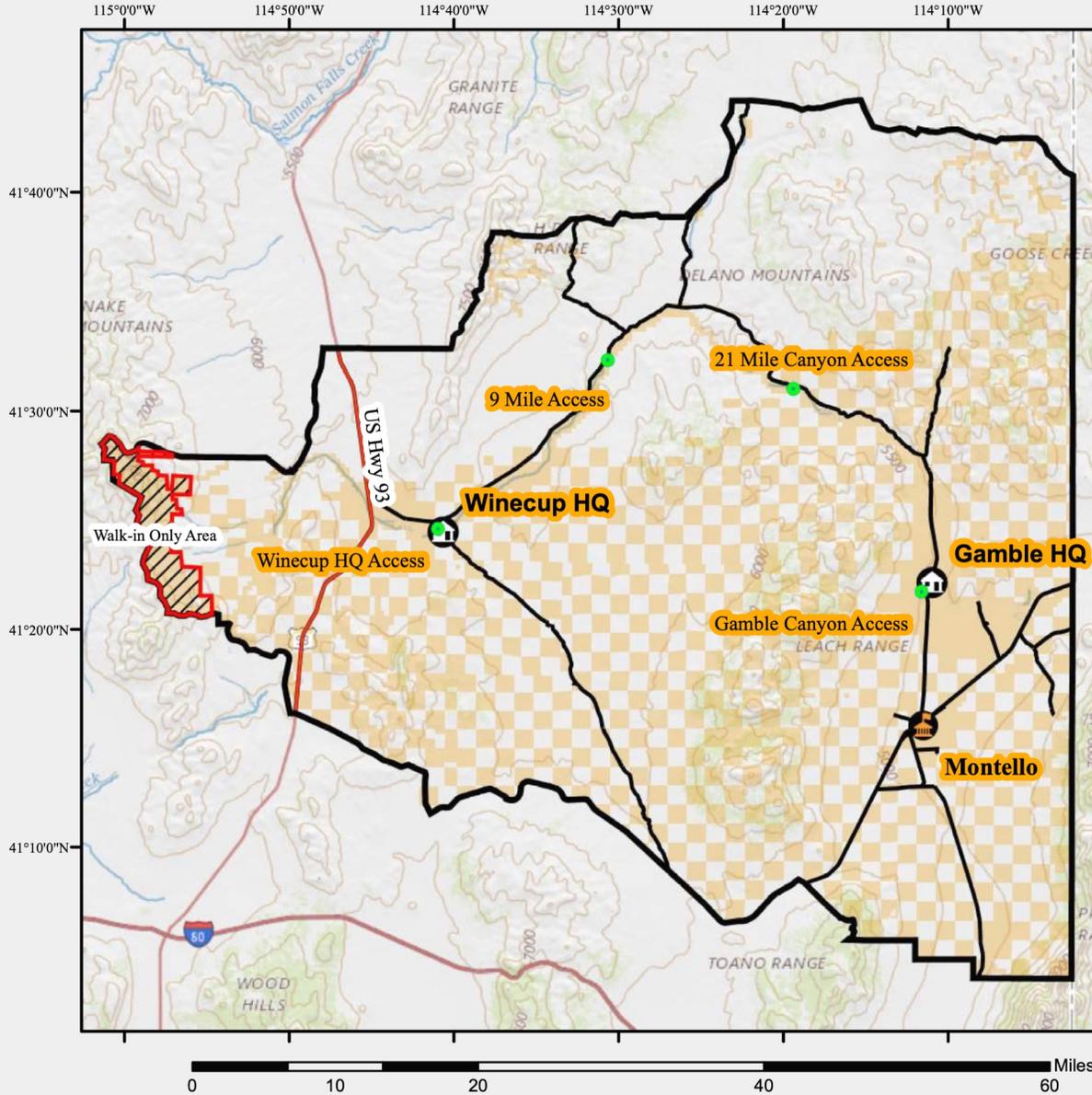


Date: 5/23/2022



Winecup-Gamble Ranch Hunter Information

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



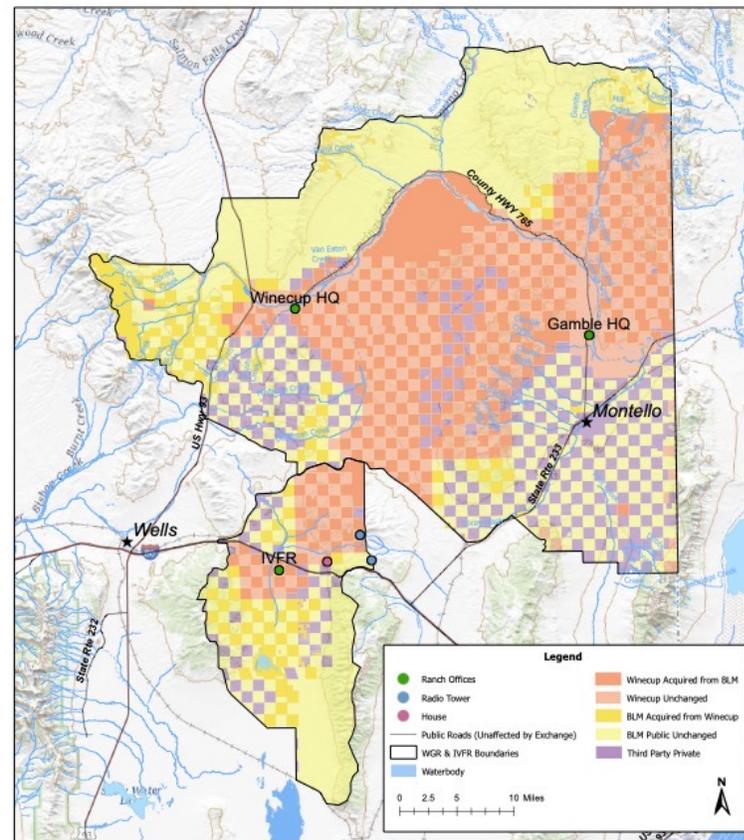
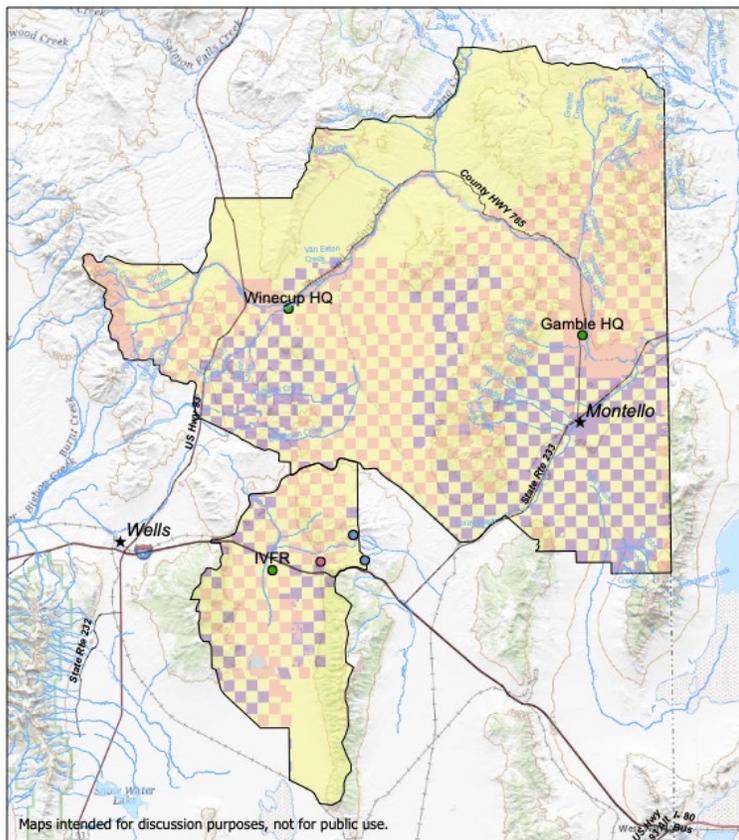


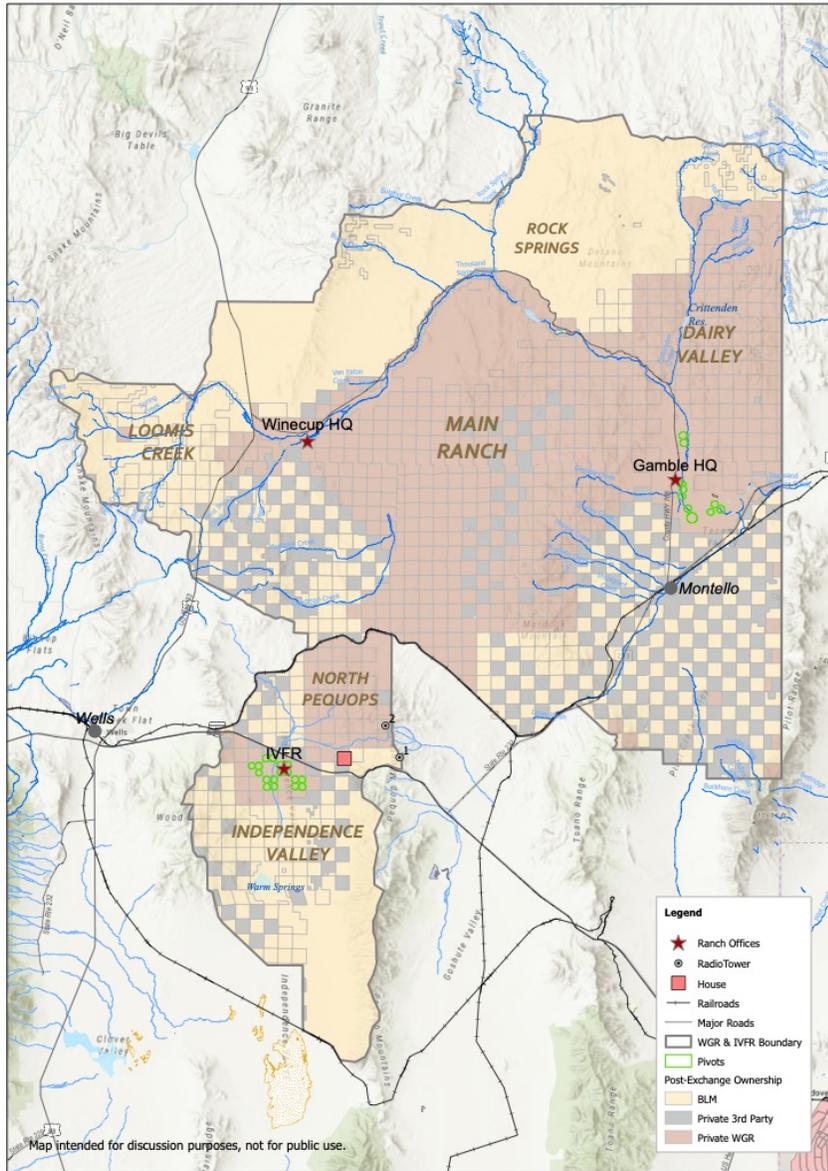
Tools and Strategies

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

WINECUP GAMBLE RANCH

Land Exchange Discussion
Elko County, NV



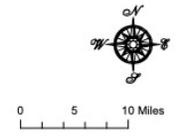


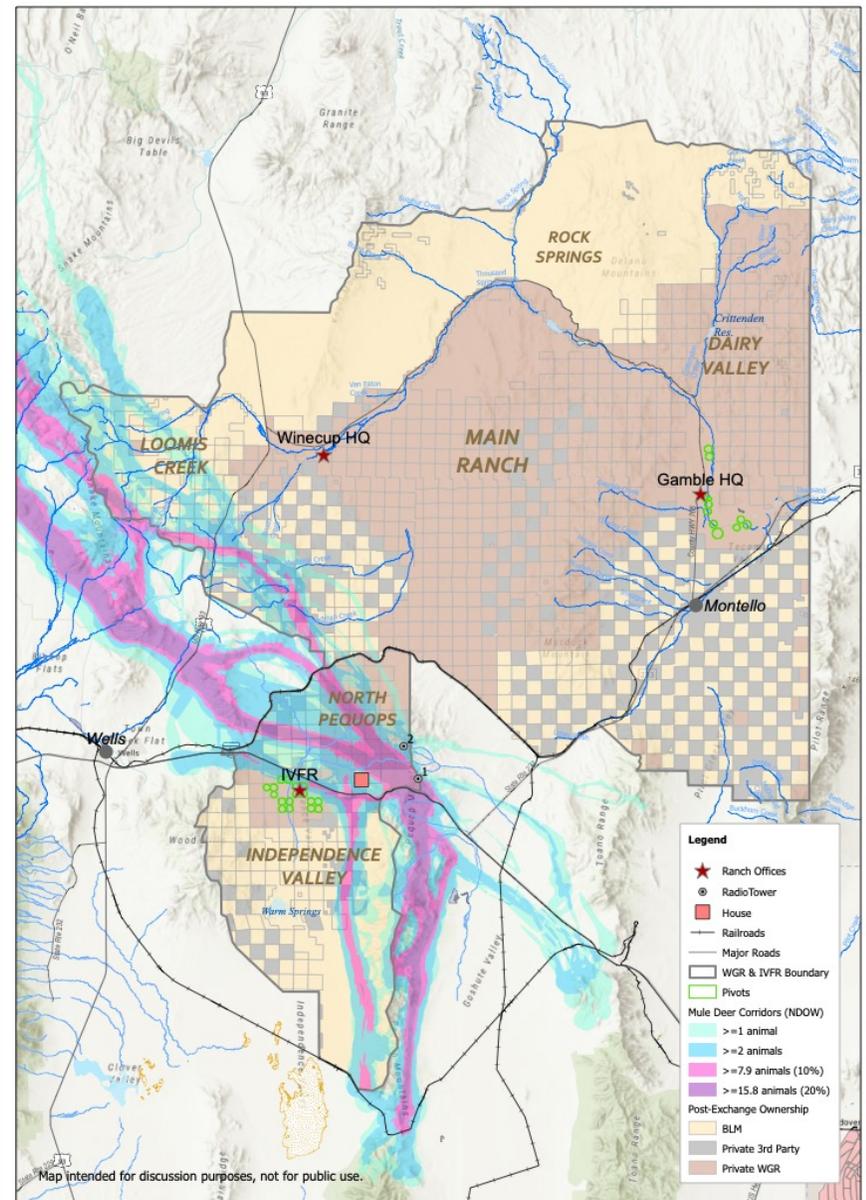
Legend

- ★ Ranch Offices
- ⊙ Radio Tower
- House
- Railroads
- Major Roads
- ▭ WGR & IVFR Boundary
- ▭ Pivots
- Post-Exchange Ownership
- BLM
- Private 3rd Party
- Private WGR

WINECUP GAMBLE RANCH
Post-Exchange Ownership

Elko County, Nevada
 Western Land Group, Inc.
 March 2023

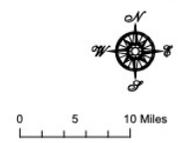


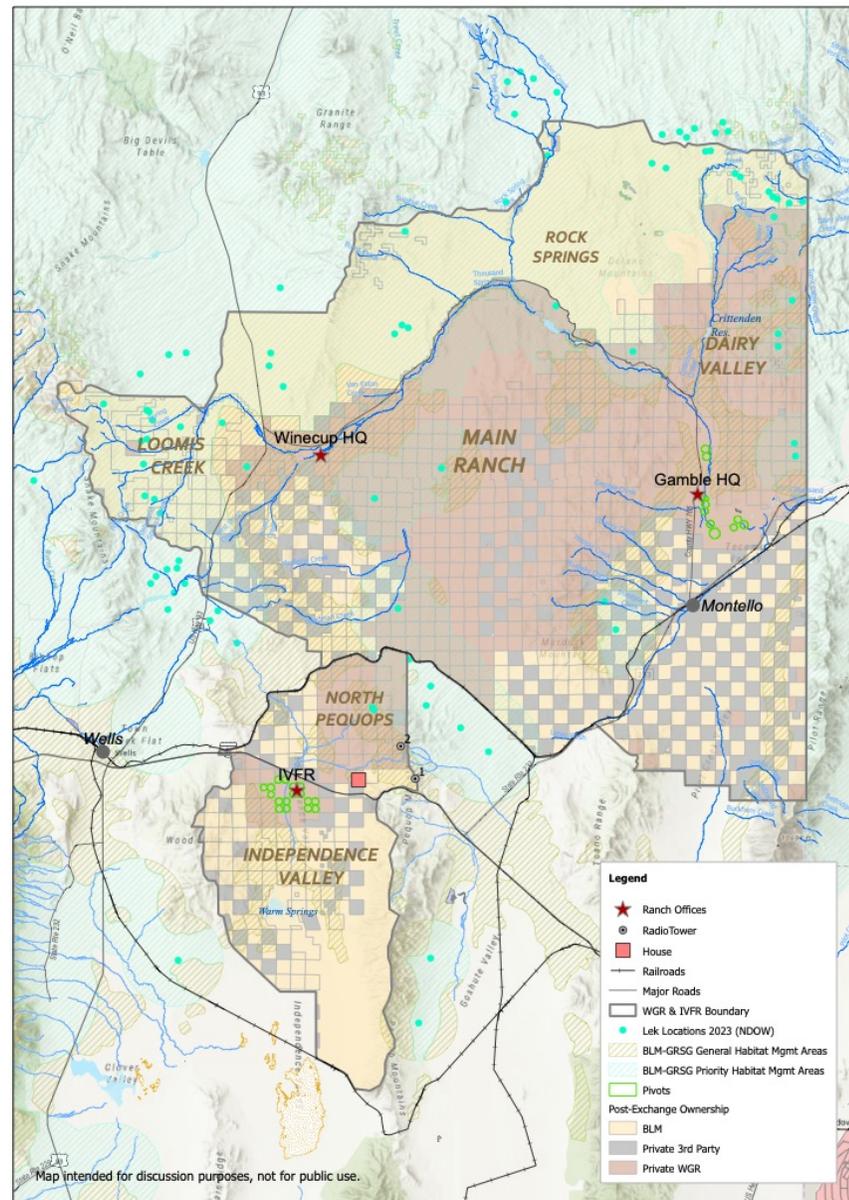


WINECUP GAMBLE RANCH

Mule Deer Migration Corridors

Elko County, Nevada
 Western Land Group, Inc.
 March 2023





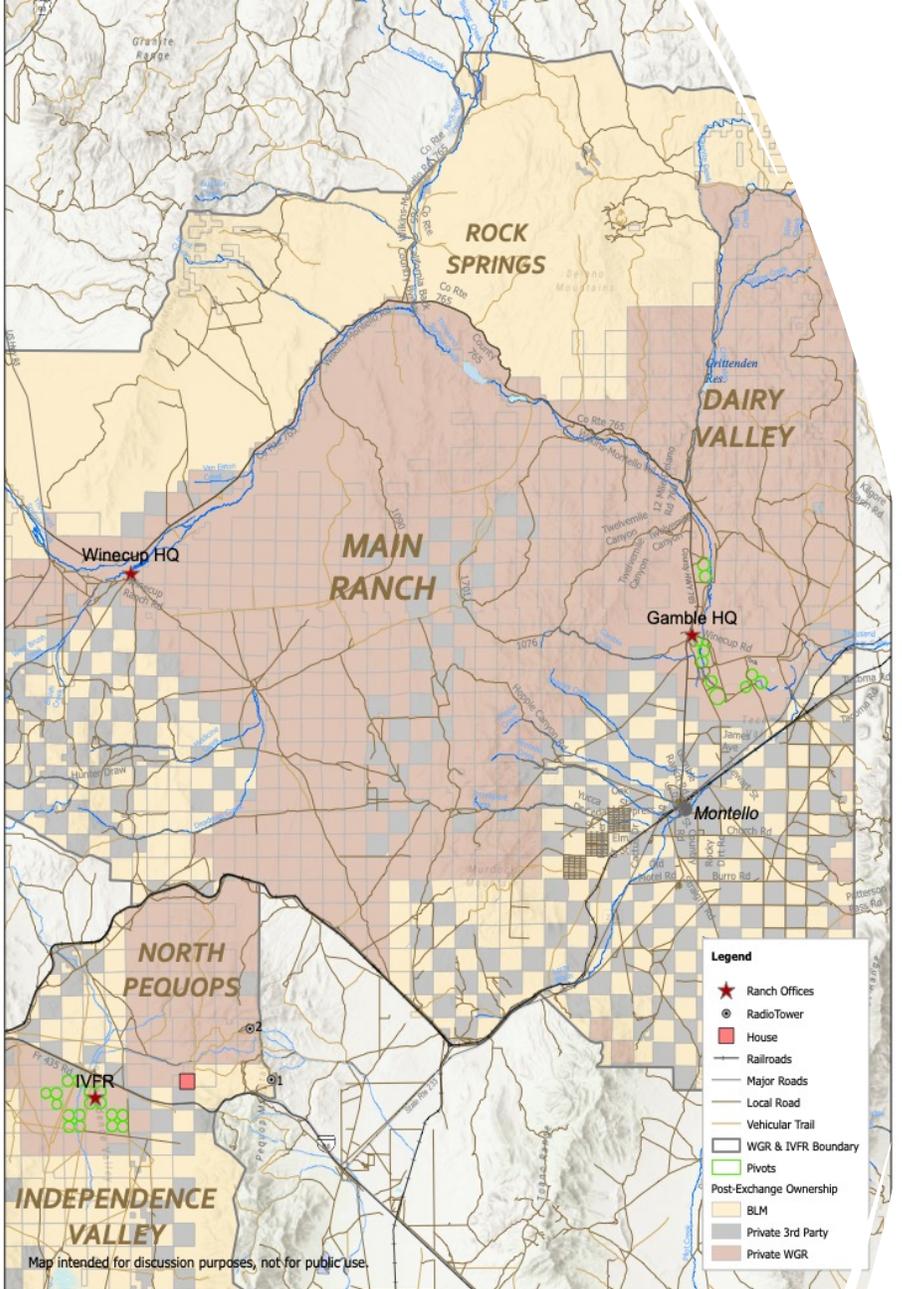
WINECUP GAMBLE RANCH

Sage Grouse

Eiko County, Nevada

Western Land Group, Inc.
March 2023





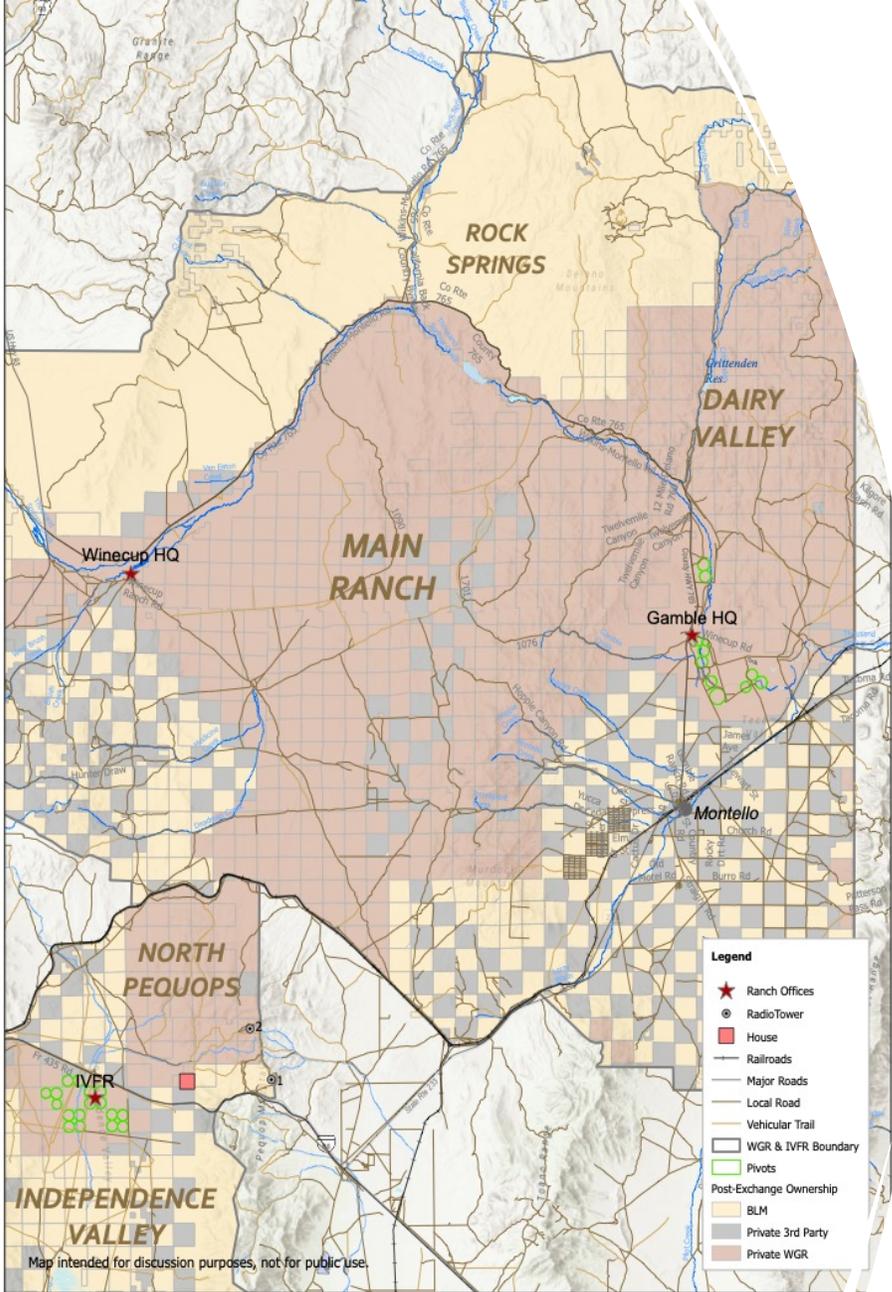
- MAIN RANCH:
 - Consolidated checkboard
 - Outcome based grazing (or similar practices)
 - Herd management and Hunting
 - Conservation measures for sage grouse, where present

WINECUP GAMBLE RANCH

Post-Exchange Ownership

Elko County, Nevada

Western Land Group, Inc.



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

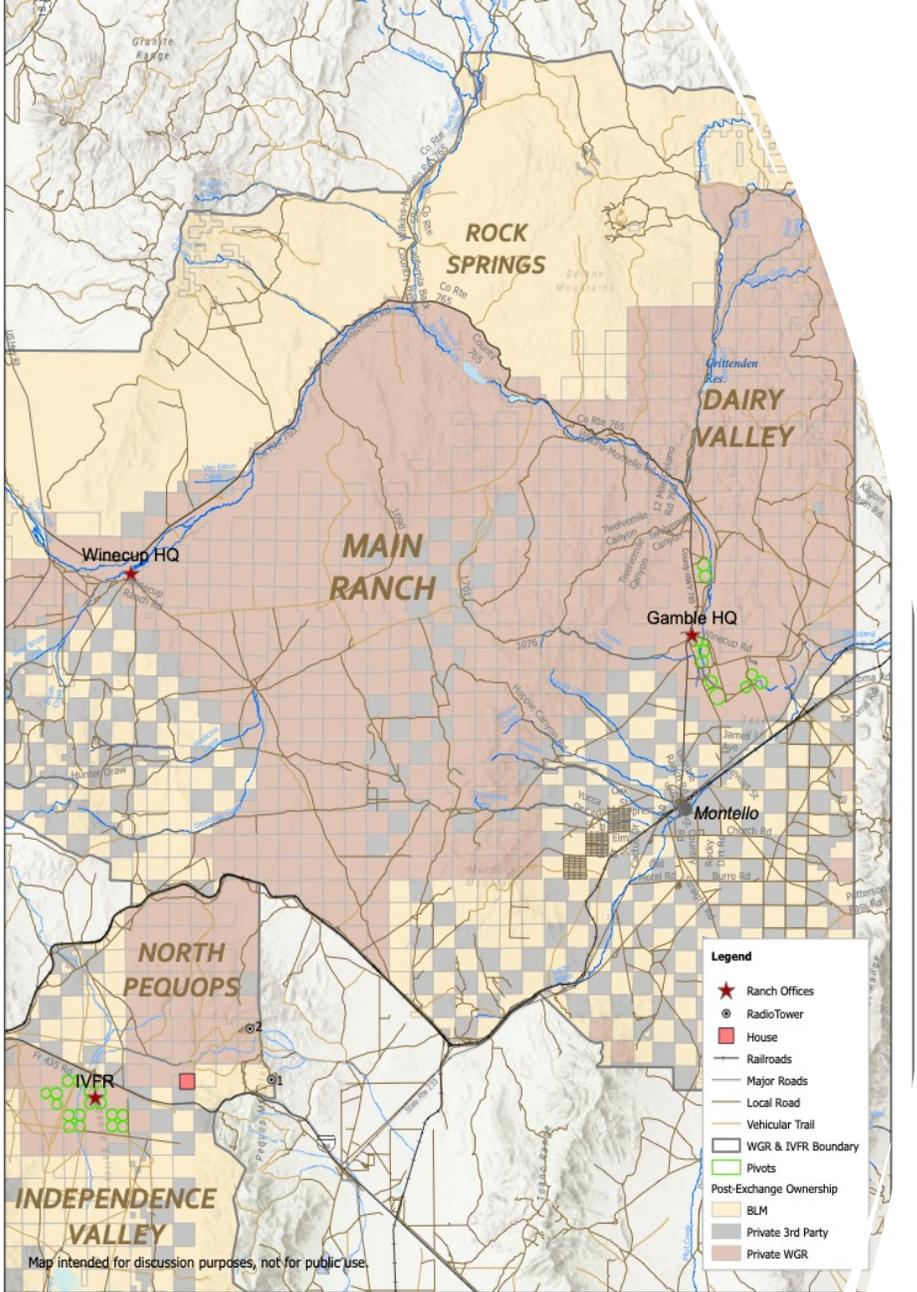
WINECUP GAMBLE RANCH

Post-Exchange Ownership

Elko County, Nevada

Western Land Group, Inc.





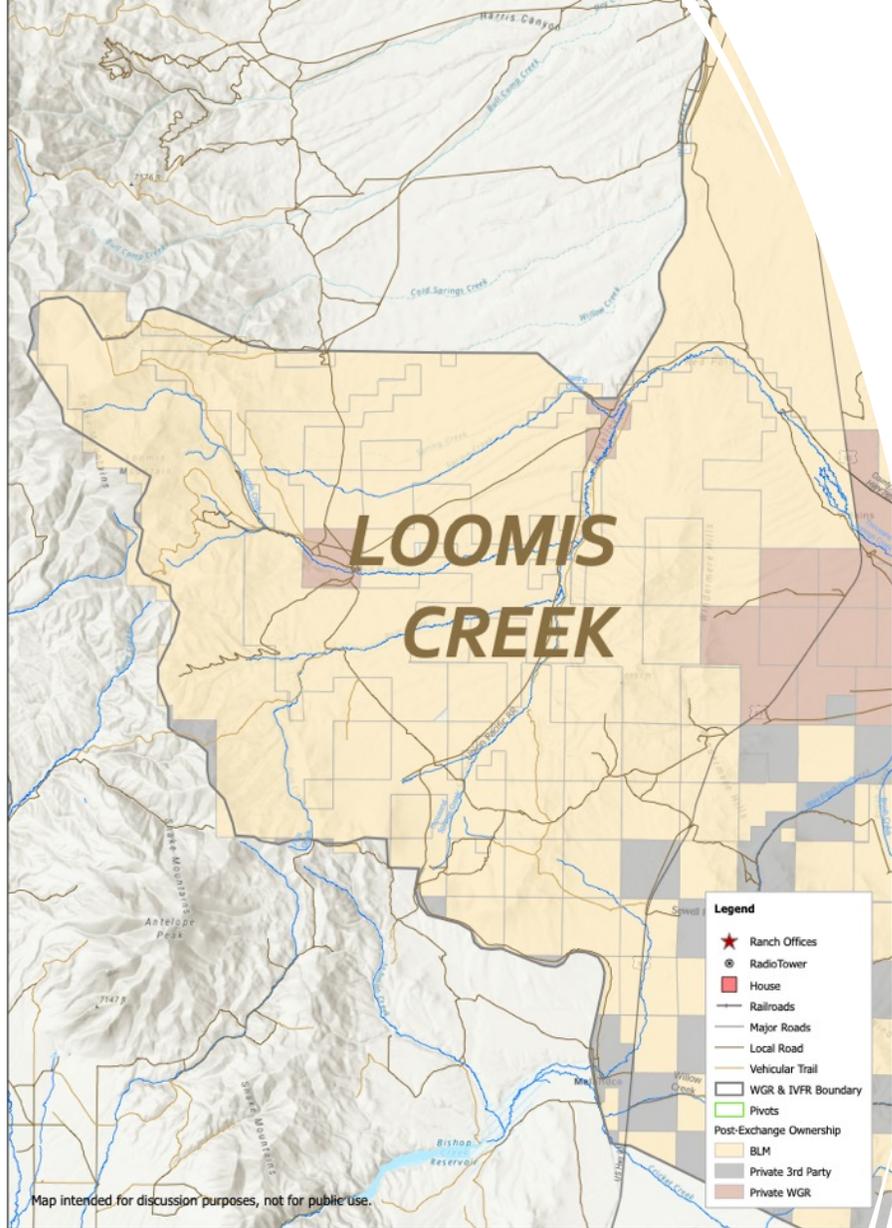
- Rock Springs:
 - Largely will be BLM
 - High presence of SG Leks and Priority Habitat
 - Water resources

WINECUP GAMBLE RANCH

Post-Exchange Ownership

Elko County, Nevada

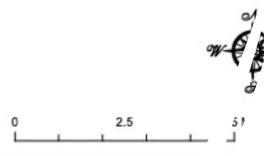
Western Land Group, Inc.

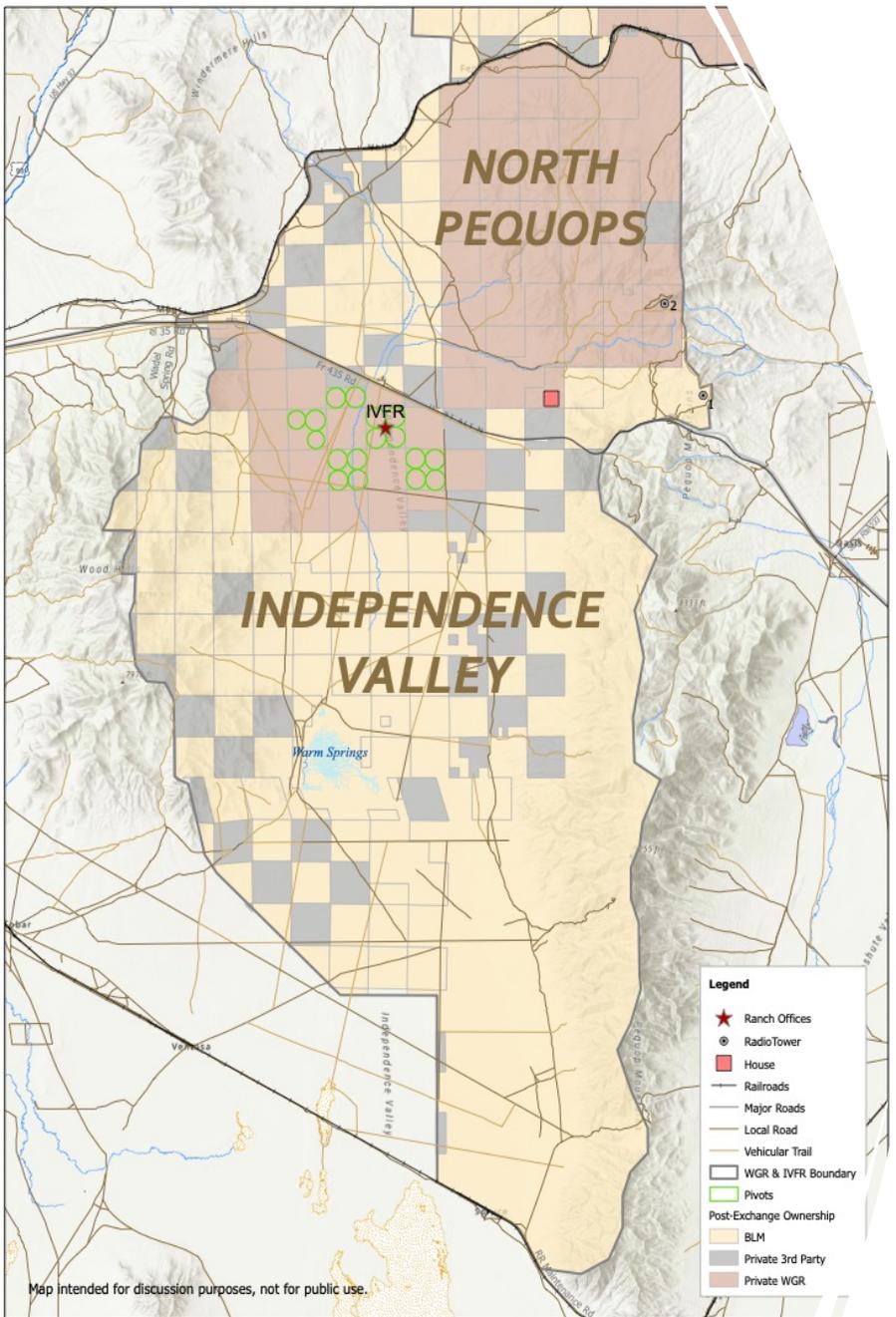


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- Loomis Creek:
 - Wetlands and water
 - High value wildlife habitat
 - Hunting Access balanced with conservation

WINECUP GAMBLE RANCH
Post-Exchange Ownership

Elko County, Nevada
Western Land Group, Inc.
March 2023





WINECUP GAMBLE RANCH

Post-Exchange Ownership

-
- 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