

**WINECUP GAMBLE RANCH
LAND EXCHANGE**

INTRODUCTION & OVERVIEW

Nevada Board of Wildlife
Commissioners

August 11, 2023

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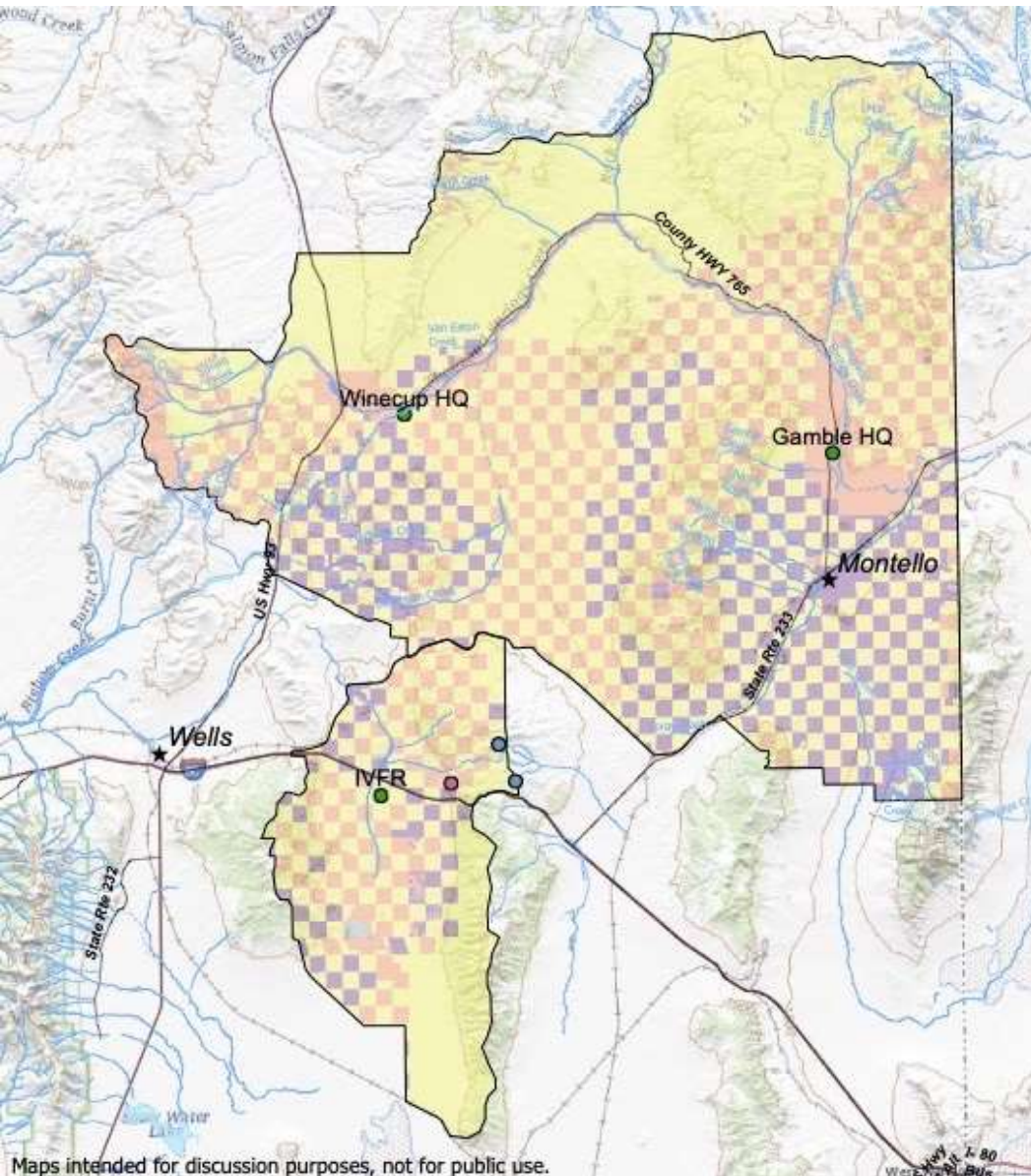
INTRODUCTIONS

Winecup Gamble Ranch, Kroenke Ranches

- Wyatt Anthony

Western Land Group, Inc.

- Tom Glass
- Melissa Sherburne
- Andy Wiessner



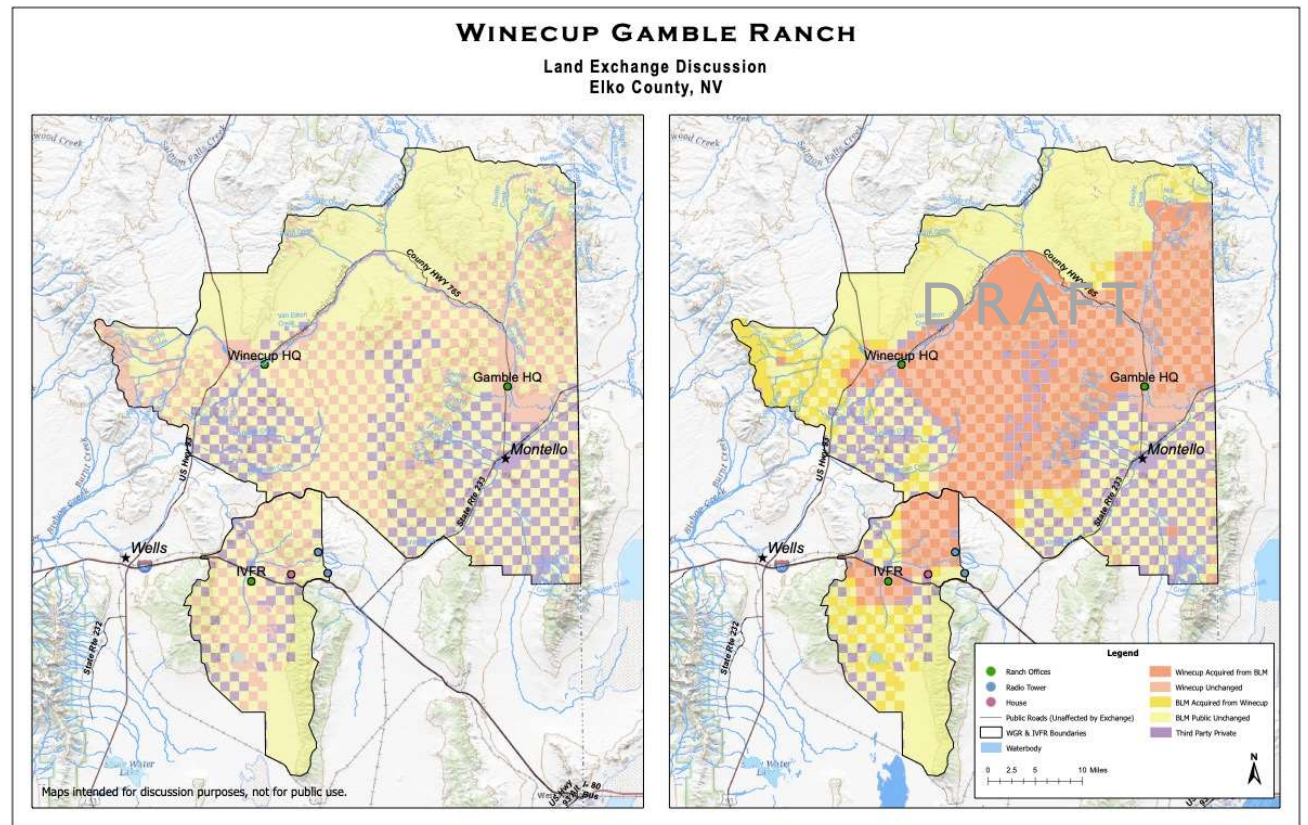
CURRENT LAND OWNERSHIP PATTERN

- 1.2MM acres
- Checkerboard ownership
- Inefficiencies for public and private land managers
- Access issues for recreation
- High value ecological lands are currently in private ownership

WHY A LAND EXCHANGE?

Land consolidation would benefit:

- Conservation
- Wildlife management
- Recreation and access
- Ranching operations



Map for discussion only.

PROCESS / TIMELINE

Existing Conditions / Due Diligence
Multiple Site Visits
Initial Stakeholder Meetings

2021–2022

Proposal Development
Agency Support
Introduce Legislation

2024

2023

Proposal Development
Resource Assessments
Stakeholder Outreach

TOOLS AND
STRATEGIES
*IN ADDITION TO
OWNERSHIP
CONSOLIDATION*

CONSERVATION EASEMENTS

DEED RESTRICTIONS

MOU'S

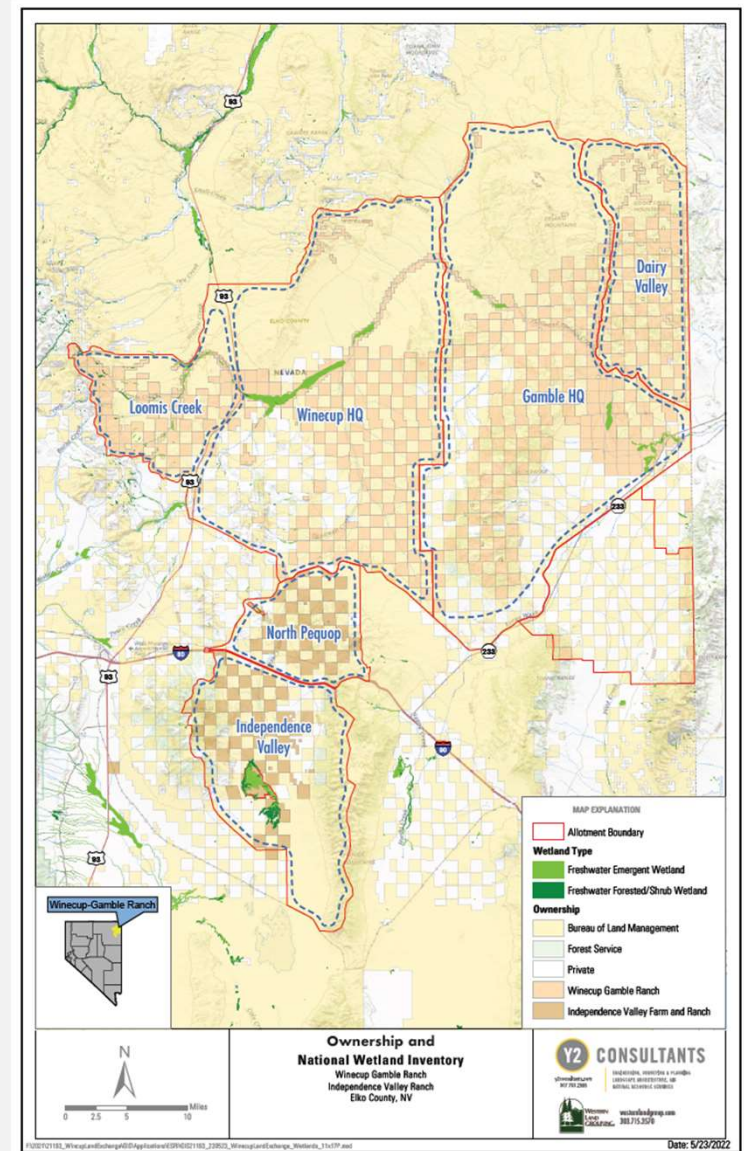
3RD PARTY AGREEMENTS

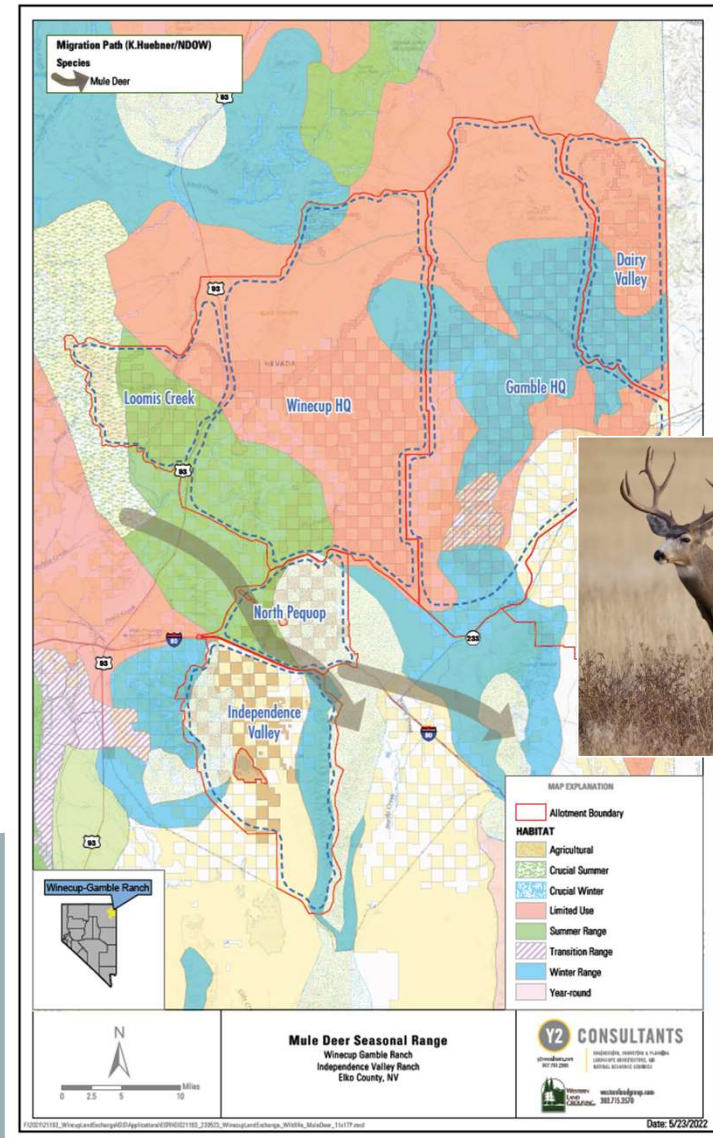
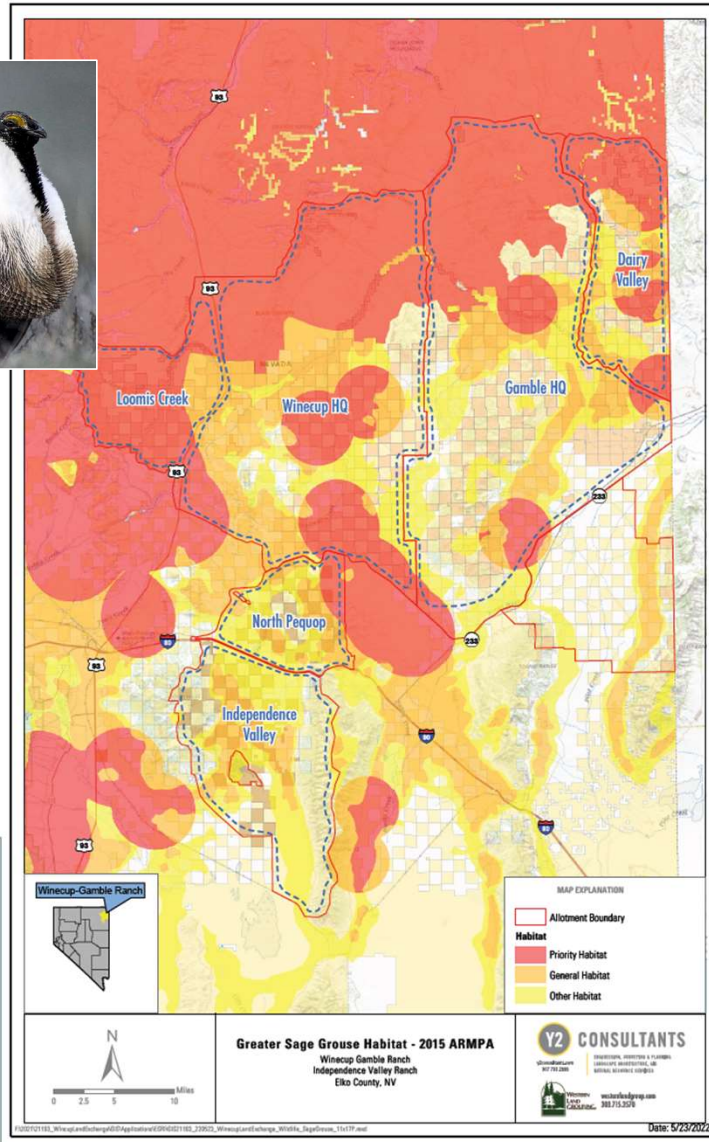
LEGISLATION

OTHER MANAGEMENT STRATEGIES
AND ASSURANCES

AREAS OF INTEREST:

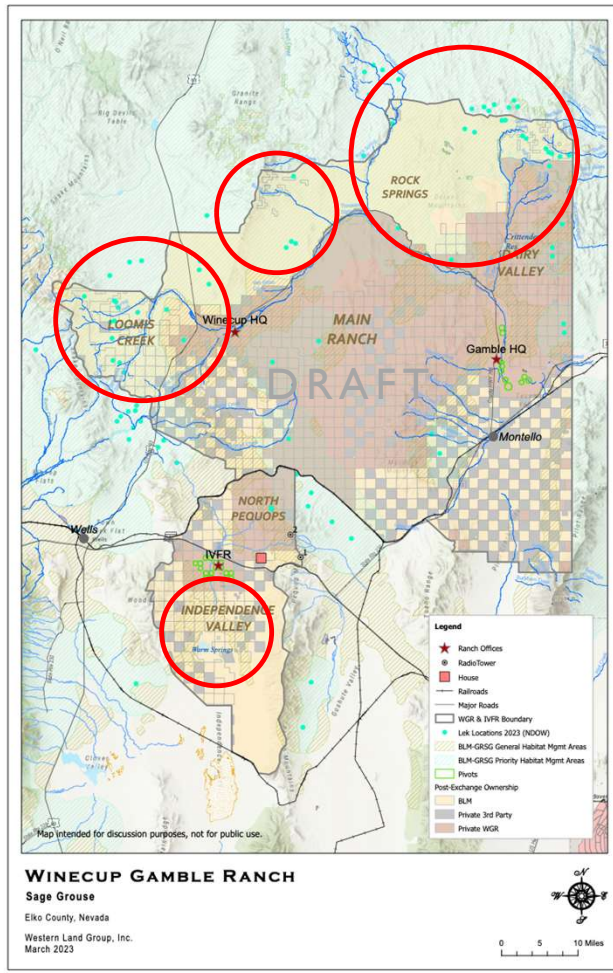
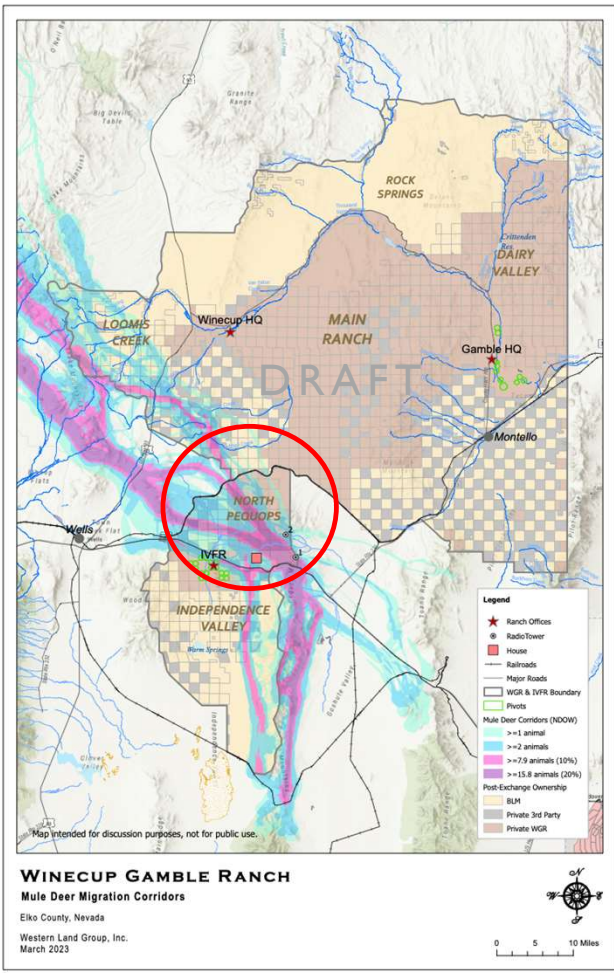
- Loomis Creek
- Rock Springs
- Dairy Valley
- Main Ranch
- North Pequops
- Independence Valley





WILDLIFE CONSERVATION

CE to protect Mule Deer migration



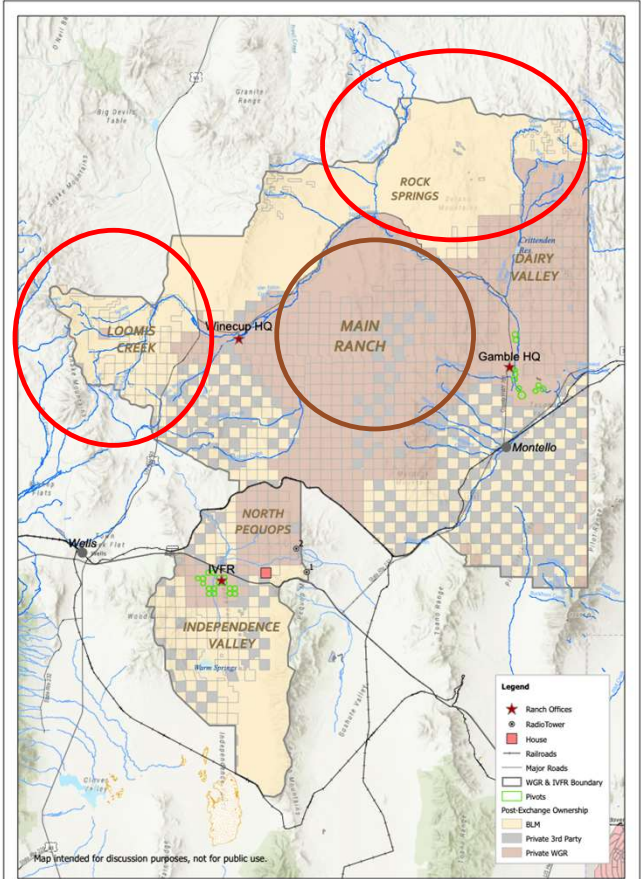
High value lek areas in public ownership

Warm Springs in public ownership



RECREATION & ACCESS

Uninterrupted non-motorized public access in Loomis Creek



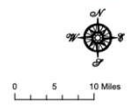
WINECUP GAMBLE RANCH

Post-Exchange Ownership

Elko County, Nevada

Western Land Group, Inc.
March 2023

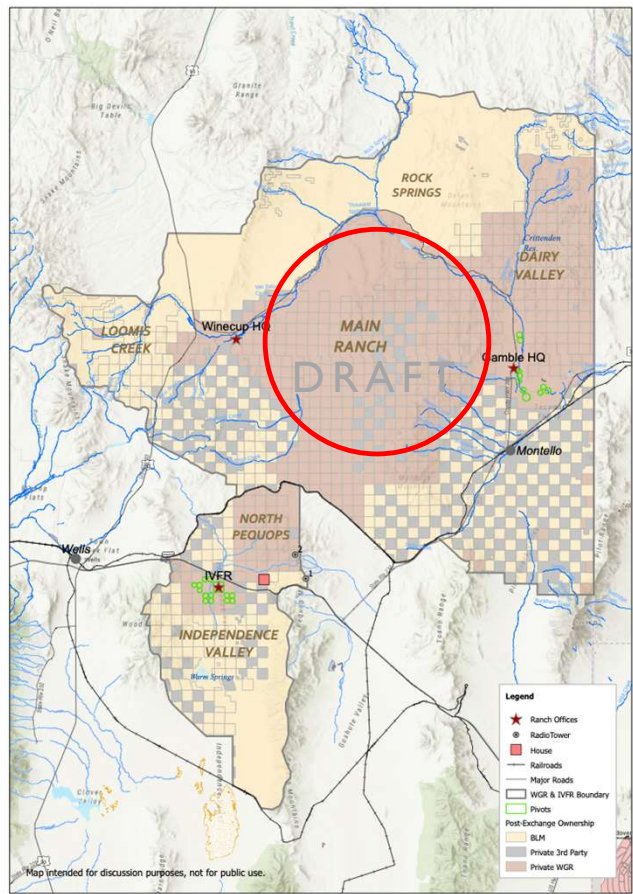
- Ranch Offices
- Radio Tower
- House
- Major Roads
- Railroads
- WGR & IWR Boundary
- Private
- Post-Exchange Ownership
- BLM
- Private 3rd Party
- Private WGR



Contiguous public access north of Thousand Springs Rd.

Permit-based access on private lands, in cooperation with NDOW

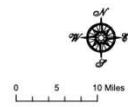
RANCH MANAGEMENT



WINECUP GAMBLE RANCH

Post-Exchange Ownership

Elko County, Nevada
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March 2023



- Greater operational efficiency*
- Resource management*
- Outcome-based grazing principles*

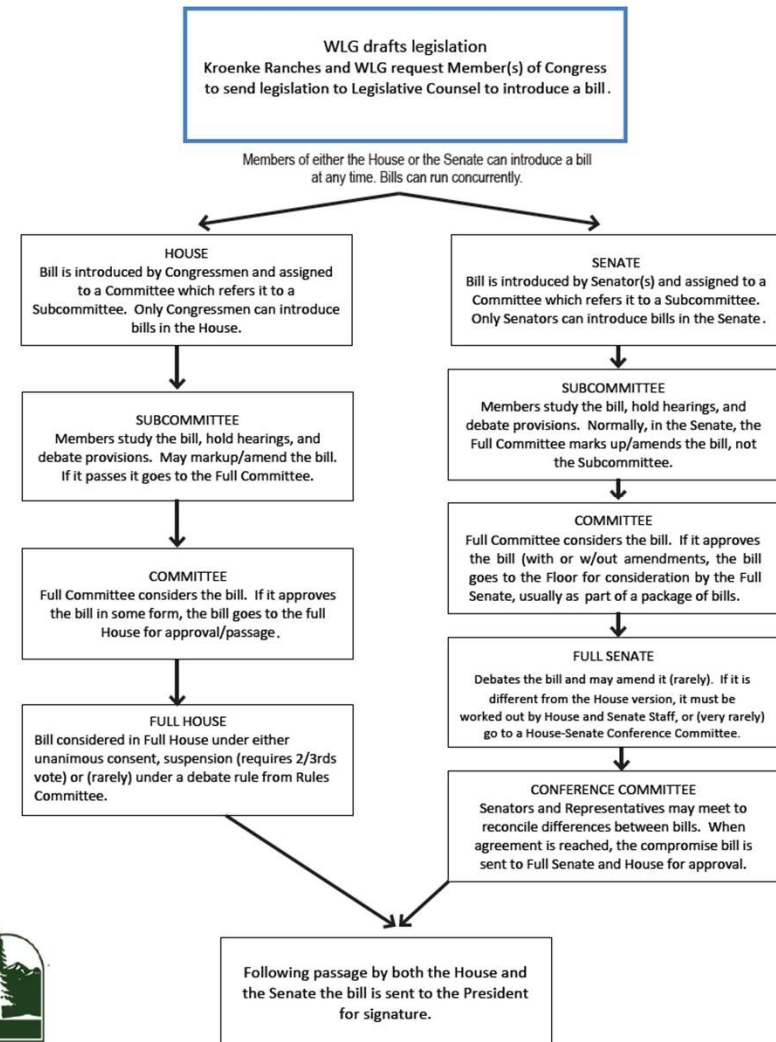


LEGISLATIVE LAND EXCHANGE OVERVIEW

Key Aspects:

- Collaborative proposal development
- Efficient process
- Includes environmental review

How a bill becomes a law





NEXT STEPS

- NDOW Review of Discussion Draft (Provided May 2023)
- Finalize Land Exchange Proposal
- Public and Stakeholder Engagement
- Introduce Legislation