

5. Types of Farming (Cont'd.)

The high feed consumption and slow gains during winter do not justify the differences in sale returns of the two classes. The cattle are fed dry hay and kept on irrigated meadow lands during the month of May, the calving period. As soon as the calves are old enough to follow, the cows are turned on the range. They are then rounded up in October and the calves are weaned and placed on feed, to be prepared for sale. In this way, a calf crop of 70 to 75 per cent of the breeding cows can be expected. If a ready sale is not available, the calves are carried over and sold as yearling feeders, but this latter circumstance is not considered favorable, since it overstocks the range unless the breeding herd is reduced accordingly.

6. Transportation

The land can be reached by road from Highway No. 40 on the north or Highway No. 50 on the south. A road through Secret Pass from Halleck, Nevada, 20 miles east of Ely, Nevada, reaches the ranch in a distance of about 30 miles. The Secret Valley road is not entirely open during the winter months. Wells, Nevada, on U.S. Highway No. 40 67 miles to the northeast, is reached by the best road leading out of the area. A country road leads to Currie, Nevada, 26 miles eastward and another to Cherry Creek, 33 miles southeastward. Passing through these places is the regular highway connecting U.S. Highway No. 40 and U. S. Highway No. 50.

The Nevada Northern Railroad passes through Currie and Cherry Creek on its route from Cober, Nevada, a junction point with the Southern Pacific, to Ely, Nevada.

The ranch is isolated from good surfaced highways, but improvements on the present country and country roads will keep it well accessible. (See Exhibit No. 1, Map of the Project Area.)

7. Schools

The nearest school is located on the Stratton Ranch, 12 miles to the south. The building being used as a school is one of the ranch buildings. Transportation would be difficult during the winter months. School facilities must probably be adjusted.

8. Value of the lands to be purchased

(a) Basic land prices for the locality:

Irrigated alfalfa lands	\$ 45 to \$ 60 per acre.
Wild hay lands	\$ 15 to \$ 25 per acre.
Irrigated pasture	\$ 10 to \$ 15 per acre.
Native grazing	\$ 1 to \$ 5 per acre.
Upland mountain grazing	\$ 1 to \$ 3 per acre.

B. Value of the Lands to be Purchased (Cont'd.)

(b) Total cost of lands to be purchased:

The owner, at his own initiative and free will, is requesting \$18,200 for the ranch holdings. The attached appraisal presents a total valuation of \$ 31,036.20.

Included in the owners' offer is all the equipment now on the ranch. This can be generally listed as follows:

- 1 derrick and stacker
- 1 forge and assortment of tools
- 3 mowing machines
- 2 buck rakes
- 2 rakes
- several plows
- 1 spring tooth harrow
- 1 gasoline engine, 7 horsepower
- 1 gasoline engine, 2 horsepower
- 2 sets of harness
- 4 wagons
- 2 bobcats
- all house furnishings and bunkhouse furnishings

(c) Included in the attached appraisal is a detailed list of improvements with a total valuation of \$ 6,455. The improvements on the home ranch are generally good, being well built, desirable, and practical. The few improvements on the Taylor Place are of nominal value.

The houses now on the ranch will accommodate three families. If the Indians wish to construct houses equal to or better than those at the Tem oak Colony, the raw materials are near at hand and the purchases necessary would be for finishing work, windows, etc.

C. Recommended Carrying Capacity

The livestock capacity of the ranch is estimated at 600 head of cow units as a safe normal capacity. It has carried 900 head in periods of abnormal moisture. Allowing 60 head of breeding cows as a basis for a family and expecting a normal gross income of \$1,000 per family, the ranch will support ten families on a community program.

In addition to the livestock program, there are favorable building sites near springs where families wishing only gardens might locate. They could have a private water supply and abundant fuel nearby.

floatation of the Project

The Indian families considered for settlement on this area are experienced in livestock management and general farm work, and have been seasonal employees of white ranchers for many years. The whites of the area have a sympathetic and kindly feeling toward these Indians. Among these are ranchers who also share Taylor grazing right areas; so it is reasonable to assume that no serious friction should arise.

These Ruby Valley Indians have never been favored with satisfactory allotments nor other economic resources. The Carson Indian Agency recognizes their poverty-stricken condition and strongly recommends this land purchase program.

Evidence which vindicates the practical ends of this project, inclusive of the Indians' diligent support, can be briefly summarized as follows:

1. The tract is isolated and secluded to the favorable extent that there will be less chance for confusion and friction with whites.
2. Wood is abundant, and the Indians would be well supplied with fuel and building material.
3. The ranch has a good water supply for domestic, irrigation and stock watering purposes. There would be no conflict over waters with white neighbors.
4. The ranch is a balanced unit, well equipped and favored for stock raising, which would be the Indians' principal activity.
5. Natural resources are at hand - pine nuts are abundant, as is game.
6. The area is the natural habitat of the Ruby Valley Indians.
7. A new and hopeful outlook would develop for the Ruby Valley Indians; complaints over treaties, neglect, etc., and denouncements should resultingly, abate.

D. Proposed Plan of Development

It is tentatively proposed to rehabilitate 10 to 15 families at the Odgers Ranch. Further investigation and cooperation with the Carson Indian Agency will be necessary before a final plan of development can be fully presented. The carrying capacity of the ranch is established. The plan for rehabilitation will take considerable supervision and careful planning by the Carson Agency, which holds jurisdiction.

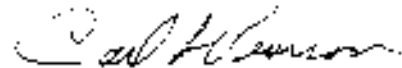
Another subject for careful consideration will be the outcome and determination of the range lands of the area by the Taylor Grazing Act. The Odgers Ranch holds its commensurability rights and has always held its rights on the public domain. With a completion of this proposed purchase, action should be completed or determined for a protection of the

range rights. There is every assurance now that these will be held, yet rulings and decisions under the Taylor Grazing Act must be observed.

As noted in this plan and in the remarks of the attached appraisal, the vendor is including all of the ranch's present equipment. This equipment will afford a beneficial start for several families. Additional equipment and stock can be supplied and supplemented when a final analysis of the total needs is completed.

E. Exhibits

1. Map of project area.
2. Map of concentrated detailed area. (Tracing)
3. Township plats, presenting culture and ranch ownership.
4. Map of improvements layout.
5. Photographs.
6. Letter of Alida C. Fowler, Superintendent.
7. Dependent Property Record, Commensurate Property Survey, Division of Grazing.
8. Water Facilities, Commensurate Property Survey, Division of Grazing.



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Ass't. Land Field Agent

Sacramento, California
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Views of Main Ranch House



Views of Corrals, Yard and Improvements - Main Ranch