

Feb. 19, 1963

MEMORANDUM NUMBER 3

PAHRANAGAT NATIONAL WILDLIFE REFUGE

LINCOLN COUNTY, NEVADA

LOCATION

The proposed Pahrnagat National Wildlife Refuge is located in lower Pahrnagat Valley, Lincoln County, Nevada. The City of Las Vegas lies 73 airline miles south. The nearest Federal Refuges are located as follows:

Ruby Lake National Wildlife Refuge, Nevada
202 miles north

Fish Springs National Wildlife Refuge, Utah
180 miles northeast

Havasu Lake National Wildlife Refuge, Arizona
170 miles southeast

Kern and Pixley National Wildlife Refuges, California
240 and 250 miles southwest, respectively

HISTORY

The proposed Pahrnagat National Wildlife Refuge is in a relatively well-watered valley located on an important waterfowl flight lane, about midway between Great Salt Lake and the Gulf of California. The area has a long history of waterfowl use, mostly during migration but with heavy use during favorable winters. Birds continuing southward swing westerly to winter in Imperial Valley, California or move down the Lower Colorado River. Changes in cropping pattern - from small grain production to hay and pasture, and in irrigation practices have tended to reduce waterfowl habitat values.

JUSTIFICATION

Establishment of a refuge in the Pahrnagat Valley will assure maintenance of habitat well located to serve waterfowl using this part of the Flyway. The area has an adequate water supply which, with land quality and topography, affords opportunity for further development.

PROPOSED
DEVELOPMENT
MANAGEMENT

The principal water areas will be Upper and Lower Pahrana gat Lakes. Supplementing these will be seasonal impoundments, the number and size of which will be dependent on development of ground water. Waterfowl food crops will be grown on about 400 acres of lands presently farmed. Grazing will be continued as a management practice necessary to maintain range and pasture lands in optimum condition for waterfowl use. In addition to contributing to improved wildlife habitat, the grazing fees collected will contribute to the local economy and sharing of revenue with the County will reduce the effect of refuge establishment on the tax base. It is estimated that peak populations of 30,000 ducks, 500 geese and 50 swan will use the refuge during migrations.

USE AND
OWNERSHIP

Beef cattle production is the major industry in the Pahrana gat Valley at the present time. About 1,300 acres of the subject land are irrigated. Alfalfa hay and pasture grass are the principal irrigated crops. Additional irrigated cropland could be developed through the drilling of wells.

The subject land is leased for public hunting on an annual basis by the Nevada Fish and Game Department. Other ownerships north of the project are leased for waterfowl hunting by private groups from Las Vegas.

The project is composed of one private ownership, the Buckhorn Investment Company, and 933.91 acres of public land. One of the owners of the Company occupies and operates the cattle ranch.

LAND SALES

Basic information on sales of comparable properties in southern Nevada is listed in the following table:

<u>Sale</u>	<u>Date</u>	<u>Acres</u>	<u>Sale Price</u>		<u>Analysis</u>
			<u>Total</u>	<u>P/A</u>	
A	1962	320	\$50,000	\$156	Hay 41% Grazing 59% Improvements \$2,000
B	1960	62	17,900	289	Hay 68% Grazing 32% Improvements \$700

U. S. DEPARTMENT OF AGRICULTURE STATISTICS FOR NEVADA
 Index (1947 - 1949 = 100)
 as published in
THE FARM REAL ESTATE MARKET

<u>1950</u>	<u>1955</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>
99	139	173	174	180

PROPOSED
ACQUISITION

Presented for Commission consideration and approval at this time is one ownership comprising 3891.96 acres. An option has been obtained on this ownership at a price of \$500,000 and approval is recommended for acquisition at this price. The remaining 933.91 acres needed for the refuge are part of the public domain.

The tract number and appraised value of the one private tract are listed below:

SUMMARY OF APPRAISED VALUES

<u>Tract No.</u>	<u>Acres</u>	<u>APPRAISED VALUE</u>			
		<u>Soil</u>	<u>Improvements</u>	<u>Total Value</u>	
				<u>Total</u>	<u>P/A</u>
15, a-c	3,891.96	\$447,197	\$13,600	\$460,797	\$118.40

PROPOSED ACQUISITION OF LAND UNDER THE PROVISIONS OF
 THE MIGRATORY BIRD CONSERVATION ACT
PAHRANAGAT NATIONAL WILDLIFE REFUGE

NO. OWNERSHIPS: 1 ACRES: 3,891.96
 COUNTY : Lincoln STATE: Nevada
 DESCRIPTION : As outlined on following plat.
 RIGHTS-OF-WAY : Roads, telephone and power lines.
 EXCEPTIONS : None
 RESERVATIONS : None
 SOIL COVER TYPES: Agriculture 14%; Grass 32%; Desert Shrub 38%;
 Water 8%; Other 8%.
 REMARKS : An option for the sale of this land to the United
 States was signed by the President and Secretary
 of the Buckhorn Investment Company on November
 28, 1962. The option consideration is \$500,000.

SUMMARY OF APPRAISED VALUES

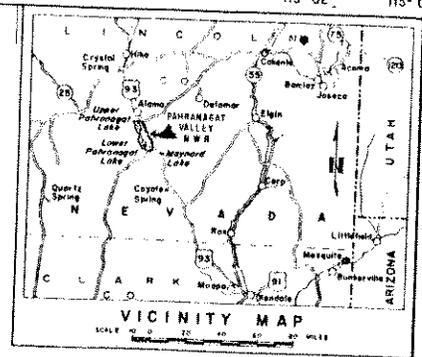
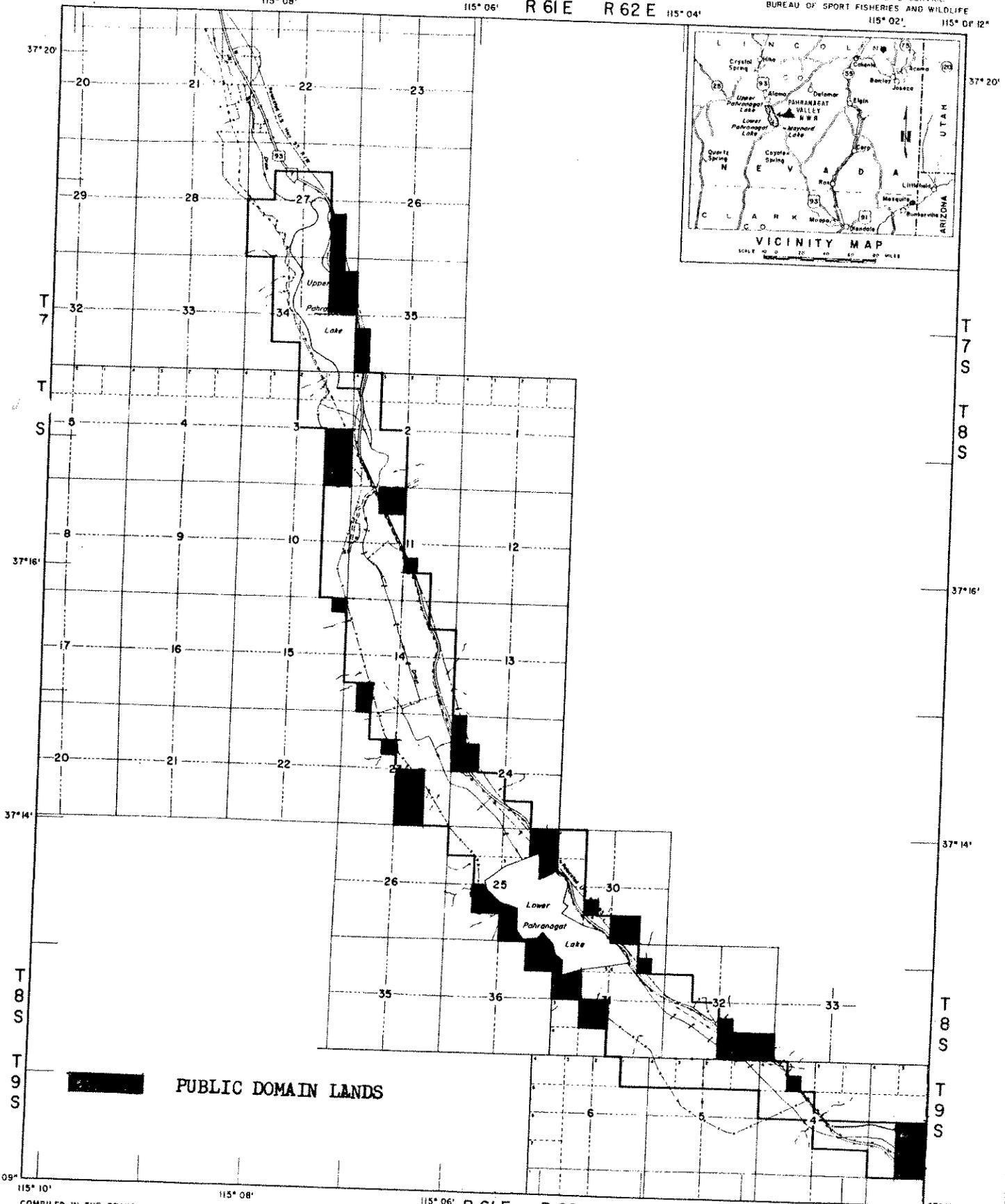
	<u>Per Acre</u>	<u>Total</u>
Soil	\$114.91	\$447,197
Improvements	3.49	13,600
TOTAL	\$118.40	\$460,797
RECOMMENDED PURCHASE PRICE:		\$500,000

PAHRANAGA VALLEY NATIONAL WILDLIFE REFUGE

LINCOLN COUNTY, NEVADA

UNITED STATES
DEPARTMENT OF THE INTERIOR
115° 10'

U. S. FISH AND WILDLIFE SERVICE
BUREAU OF SPORT FISHERIES AND WILDLIFE
115° 02' 115° 04' 115° 06'



COMPILED IN THE BRANCH OF ENGINEERING
FROM SURVEYS BY AERIAL PHOTOGRAPHY,
F. & W. S., B. L. M., U. S. G. S., C. E., AND NEVADA ST.
DEPT. OF HWYS.
PORTLAND, OREGON DECEMBER, 1962

