

# Whiskey Flat Ranch

Mineral County, Nevada



## Property Overview:

[Redacted] is pleased to present Whiskey Flat Ranch (APNs: 007-060-05 and 007-220-01), a 3,165.76-acre contiguous property in Mineral County, Nevada, located 12 miles south of Hawthorne and within 100 miles of major metropolitan areas. This expansive site offers the scale and infrastructure access required for hyperscale development. The ranch includes three operational groundwater wells and approximately 750 irrigated acres with a duty of 4 feet to the acre, yielding approximately 2,800 feet of groundwater. Wells would require standard upgrades for municipal or industrial applications, and conversions from agricultural to municipal use generally include an approximate 10% reduction in transferable volume.

Largely level topography with a slight east-to-west slope, Whiskey Flat Ranch is development-ready with direct highway frontage, powerline and roadway easements for efficient utility extensions, and 3-phase public electric service. Directly across the highway, a substation can be upgraded to supply the necessary capacity, offering a cost-efficient interconnection point that shortens development timelines. Additional utilities include private septic for sewer, further supporting near-term buildout flexibility. Zoned M3 (open use zoning), the property provides regulatory flexibility for large-scale, nonresidential projects, with special use permits available to accommodate mission-critical infrastructure. (Link for SUP application included on Resources page)

At 5,600 feet in elevation, the site enjoys a cold desert climate (BWk), with an average annual temperature of 51°F, 8.5 inches of precipitation. Cold winters, mild summers, low humidity, and large diurnal temperature swings create natural efficiencies for data center cooling, significantly lowering operational costs. The property's renewable energy potential is equally compelling. Excellent solar exposure and strong geothermal indicators position Whiskey Flat Ranch as a candidate for carbon-neutral development.

For more information, please contact [Redacted].

## At a Glance ...



## Drive time:

Hwy-95: 20 minutes

Hwy-395: 35 minutes

Hwy-50: 1.5 hours

I-80 Corridor: 2 hours



## Drive time:

Hawthorne: 20 minutes

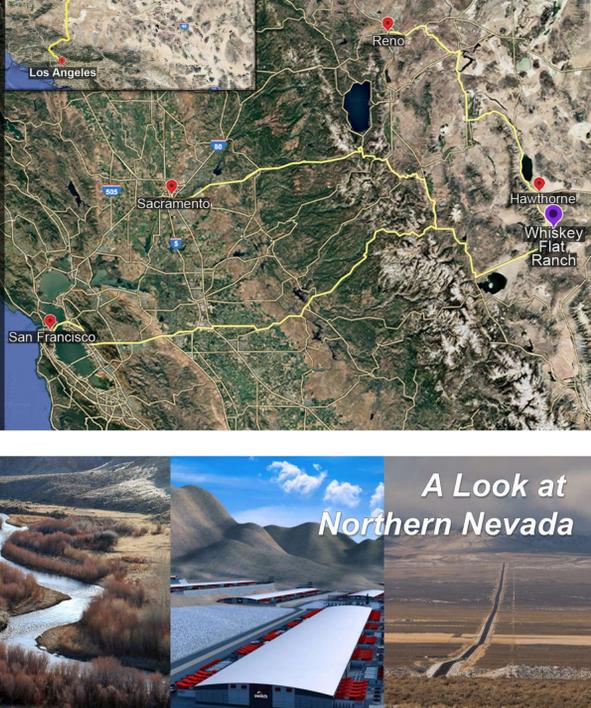
Reno: 2.5 hours

Sacramento: 4.25 hours

Las Vegas: 5 hours

San Francisco: 5.25 hours

Los Angeles: 6 hours



### Power Availability & Cost

Mineral County is a prime location for large-scale data centers and renewable energy development. With over 300 days of sunshine annually, the region offers ideal conditions for solar projects, including the 50MW Luning Solar Energy Project and the 700MW Libra Solar Project, supported by more than \$2.33 billion in investment by Arevia. Geothermal resources provide reliable baseload power, while the 472-mile Greenlink West transmission line will deliver up to 4 GW across Nevada, ensuring grid stability and scalability. Together, these factors make Mineral County a future-ready hub for data centers and renewable energy.

### Water Access & Cooling Options

Mineral County's established water infrastructure, including the Hawthorne Utilities system, provides reliable water resources suitable for industrial-scale operations. The region's commitment to water quality and availability ensures that data centers can meet their cooling and operational needs efficiently. Additionally, the Central Nevada Water Authority's recent inclusion of Mineral County underscores the area's proactive approach to managing and planning water resources for future industrial development.

### Stability & Incentives

Nevada offers a business-friendly environment with attractive incentives for data center development. The state's Data Center Abatement Program provides partial sales and use tax abatements for up to 10 or 20 years on qualified capital equipment purchases, with reductions in the rate to as low as 2%. To qualify, companies must meet certain criteria, including investing a minimum amount in capital expenditures and creating a specified number of jobs. These incentives, combined with the region's low risk of natural disasters and robust infrastructure, make Mineral County a compelling choice for data center investment.

### Connectivity

Mineral County offers reliable, high-speed connectivity that is critical for modern data center operations. Local and regional internet providers deliver robust broadband services with diverse routing, minimizing the risk of downtime. Recent infrastructure investments, including expanded fiber optic networks along major transportation corridors, further enhance scalability and ensure long-term reliability. Together, these assets create a resilient, future-ready network environment tailored to support the demands of large-scale data operations.

## Libra Solar + Storage Project

Nevada's largest solar & battery project, delivering clean, reliable energy.

## 50MW Luning Solar Energy Project

Highlights Mineral County's ideal conditions for large-scale solar infrastructure.

## Greenlink West Transmission Project

472-mile, 4 GW transmission line strengthening Nevada's power grid.

## Powering Nevada's Future

Investments in renewable energy and grid infrastructure are laying the groundwork for next-generation data infrastructure, strengthening the region's competitive edge in the digital economy.

## Northern Nevada By the Numbers

### Infrastructure & Connectivity

- 14¢/kWh Industrial Electricity Rate
- 450 mile Proposed underground fiber line
- 4 GW Delivered by the Greenlink West project over 472 miles

### Business Environment

- No Corporate Income Tax
- No Personal Income Tax
- Competitive Industrial Utility Rates
- Property Tax Incentives

### Energy

- \$99/MWh Geothermal Power PPA price
- 50 MW Proposed Libra Solar project
- 75% Property & sales/use tax abatements for qualifying data centers

Nevada is nationally recognized for its economic vitality, business-friendly environment, and modern infrastructure. With reliable energy resources, low taxes, and strategic connectivity, the state provides an ideal foundation for data center development and long-term growth.

### Top States for Clean Energy Investment

- Montana
- Wyoming
- Nevada
- New Mexico
- South Dakota

### Top Global Emerging Data Center Markets

- Austin/San Antonio
- Texas
- Pensylvania
- Abu Dhabi
- Cairo

### Top States for Geothermal Energy Production

- California
- Nevada
- Utah
- Hawaii
- Oregon

### Best Business Climate

- Texas
- North Carolina
- Virginia
- Utah
- Tennessee
- Colorado
- Washington
- Nevada
- Indiana
- Florida

### Best Business Tax Climate

- Wyoming
- South Dakota
- Florida
- North Carolina
- Arizona
- New Hampshire
- Georgia
- Utah
- Indiana
- North Carolina

### Fastest Growing Low Tax States

- South Carolina
- Idaho
- Delaware
- North Carolina
- Tennessee
- Nevada
- Alabama
- Montana
- Arizona
- Arkansas

## Nevada Data Center Market Overview

Northern Nevada has emerged as a rapidly expanding hub for hyperscale and enterprise data centers, supported by a strong industrial base and reliable infrastructure. Facilities in the region are built to TIA-942 Tier 4 standards, ensuring redundant power, cooling, and network systems for maximum uptime and business continuity. Robust fiber-optic networks connect Northern Nevada to national and global markets, delivering high-speed, reliable data transfer that enables seamless integration into global networks. Growth is being driven by rising demand from cloud computing, artificial intelligence, and digital transformation, positioning Northern Nevada as a strategic location for mission-critical, large-scale data center capacity.



## Resources:

- Mineral County Resources**
  - SUP License Application → [mineralcountynv.us/Documents/Government/Recorder/Business-License-Master-Application.pdf](https://mineralcountynv.us/Documents/Government/Recorder/Business-License-Master-Application.pdf)
  - Assessor's Office → [mineralcountynv.us/government/assessor](https://mineralcountynv.us/government/assessor)
  - Parcel Viewer → [arcgis.com/apps/webappviewer/index.html?id=b2td4ac57e...](https://arcgis.com/apps/webappviewer/index.html?id=b2td4ac57e...)
  - Parcel Data (Regrid) → [app.regrid.com/us/nv/mineral](https://app.regrid.com/us/nv/mineral)
  - Hawthorne Utilities → [mineralcountynv.us/departments/hawthorne\\_utilities](https://mineralcountynv.us/departments/hawthorne_utilities)
  - County Profile (RDSBC) → [rdsbc.org/members/mineral-county](https://rdsbc.org/members/mineral-county)
- Energy Infrastructure & Utilities**
  - NV Energy → [nvenergy.com](https://nvenergy.com)
  - Electric Rates (FindEnergy) → [findenergy.com/nv/mineral-county-electricity](https://findenergy.com/nv/mineral-county-electricity)
  - Rates by State (ChooseEnergy) → [electricity.com/electricity-prices-by-state](https://electricity.com/electricity-prices-by-state)
  - Renewables Info (NREL) → [nrel.gov](https://nrel.gov)
- Libra Solar Project**
  - BLM Project Page → [eplanning.blm.gov/project/2022592/510](https://eplanning.blm.gov/project/2022592/510)
  - Plan of Development (BLM, June 2024)
  - Company Site (Arevia Power) → [areviapower.com/projects/libra](https://areviapower.com/projects/libra)
  - Reuters - News Coverage → [reuters.com/business/energy/us-power-line-approvals-giant-storage](https://reuters.com/business/energy/us-power-line-approvals-giant-storage)
  - Libra Solar Project (POWER Magazine) → [powermag.com/2-33-billion-solar-plus-solar-project-set-in-nevada](https://powermag.com/2-33-billion-solar-plus-solar-project-set-in-nevada)
- Luning Solar Energy Project**
  - Luning Solar Project (BLM.gov) → [eplanning.blm.gov/eplanning-ui/project/46840/510](https://eplanning.blm.gov/eplanning-ui/project/46840/510)
- Greenlink West Transmission**
  - EnergyNews.Pro - Approval → [energynews.pro/en/nevada-greenlink-west-approved-to-boost-power-grid](https://energynews.pro/en/nevada-greenlink-west-approved-to-boost-power-grid)
  - IBEW1245 - Industry Coverage → [ibew1245.com/2025/07/01/the-greenlink-project](https://ibew1245.com/2025/07/01/the-greenlink-project)
- Incentives & Economic Development**
  - GOED - Main Site → [diversifynevada.com](https://diversifynevada.com)
  - Data Center Abatements → [goed.nv.gov/incentives](https://goed.nv.gov/incentives)
- Regional & Market Context**
  - Tahoe-Reno Industrial Center (TRIC) → [tahoereno.com](https://tahoereno.com)
  - Tech Companies in Reno (Nucamp) → [nucamp.co/blog/coding-bootcamp-reno-top-10-tech-companies](https://nucamp.co/blog/coding-bootcamp-reno-top-10-tech-companies)
  - Global Data Center Market (Precedence Research) → [precedenceresearch.com/data-center-market](https://precedenceresearch.com/data-center-market)
  - Central NV Water Authority (CitizenPortal) → [citizenportal.ai/articles/2643251](https://citizenportal.ai/articles/2643251)

## Disclosure:

This Offering Memorandum provides information relevant to the acquisition and development of "Whiskey Flat Ranch" in Mineral County, Nevada. The information herein has been provided by the Seller and Broker. Although obtained from reliable sources, it may not encompass all the information needed for a fair evaluation of the property. This information is for general reference purposes only. Additional details should be uncovered through proper feasibility studies and economic analysis by the potential purchaser for the development and sale of the property.

The Seller and Broker, along with their respective employees, agents, consultants, or representatives, make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content. No legal liability is assumed or implied with respect thereto. While the information contained in this Offering Memorandum or any other information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. The potential buyer must conduct its own independent investigation, discovery, and analysis regarding the acquisition of the property without relying on this Offering Memorandum.

This Offering Memorandum does not represent that there have been no changes or altered conditions of the property since its preparation or distribution. All discussions or communication by the potential purchaser, the potential purchaser's agents, representatives, employees, or affiliates with the Seller's representatives, engineers, consultants, or agents, or any person privy to Whiskey Flat Ranch, are prohibited unless otherwise permitted by the Seller.

Broker cooperation will be allowed for a broker that procures and represents a buyer purchasing the property. If applicable, a cooperating broker fee shall be paid at closing. Cooperation does not include a broker that represents themselves as Principals or a broker whose member of their immediate family is participating in the purchase of the property. No broker will be recognized for a potential purchaser who has previously contacted or been contacted by the Seller or Seller's representatives.

For more information and pricing, contact [redacted]