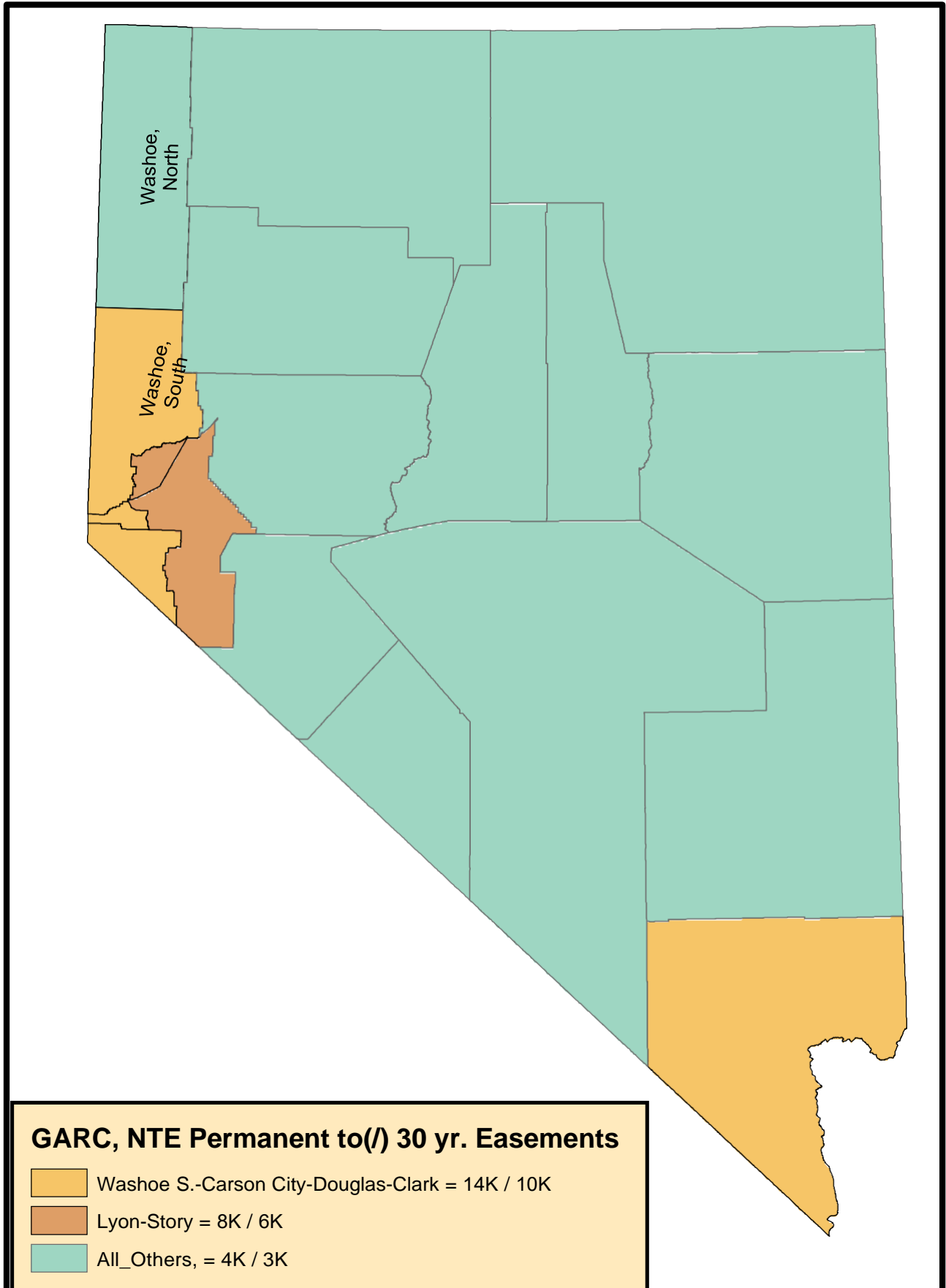


Nevada 2023 GARC



1 inch = 56 miles

Nevada – FY 2023 Geographic Area Rate Caps Wetland Reserve Easements

- GARC Rate = 85% Fair Market Value (FMV) based on Individual USPAP Appraisal
- 30 year easements and Tribal LUC Rate = 75% of GARC Rate = 63.75% net FMV
- Perpetual easement Reserve Grazing Rights Option = 75% of GARC Rate = 63.75% net FMV
- 30 year easements and Tribal LUC Rate - Reserve Grazing Rights Option = 75% of GARC Rate X .75 = 47.81% net FMV

Nevada Geographic Area	High Value Irrigated Pasture or Cropland	Lower Value Rangeland	Rate Cap NTE \$/acre (perpetual)	Rate Cap NTE \$/acre (30 year & Tribal LUC)	Rate Cap NTE \$/acre (perpetual) (Reserved Grazing Rights Option)	Rate Cap NTE \$/acre (30 year & Tribal LUC) (Reserved Grazing Rights Option)
Area 1	\$22,440	\$ 5,304	\$14,180	\$10,608	\$10,608	\$8,010
Area 2	\$12, 448	\$ 1,765	\$ 8,876	\$6,712	\$6,712	\$4,980
Area 3	\$ 7,566	\$ 130	\$ 4,330	\$3,248	\$3,248	\$2,490

Area 1 - South Washoe, *Carson City, Douglas, and *Clark Counties

Area 2 - Storey and Lyon Counties

Area 3 - Rest of State

** Clark and Carson City Counties Irrigated and Rangeland Values may be considerably higher due to scarce agricultural base acreage.*

Outlines the estimated values of high value cropland and lower value rangeland for three geographic areas of Nevada. Not to exceed rates will cap the maximum level of compensation allowable for WRE easement offers. Not to Exceed Rates are based on rounded 2:1 ratio between High Value Cropland/Pasture and Lower Value Upland/Rangeland.

Geographic Area	Market Analysis \$/ac	GARC \$/ac	GARC \$/ac	GARC \$/ac	GARC \$/ac	Date Process Reviewed with State Technical Committee	Date Certified by State Conserv.
State: Nevada	Nevada	Oregon	Idaho	Utah	California	12/12/2022	01/XX/2023
	85% FMV	85% FMV NTE \$5000	N/A	N/A	FMV and AV		
Area 1 - Perpetual Easement	NTE \$14,180						
Area 2 - Perpetual Easement	NTE \$8,876						
Area 3 - Perpetual Easement	NTE \$4,330						
Area 1 - 30 year	NTE \$10,608						
Area 2 - 30 year	NTE \$6,712						
Area 3 - 30 year	NTE \$3,248						

Evaluation Criteria

- Logical, defensible, and well-documented process
- Consistent with neighbors or explain reasons for the differences
- GARCs > \$5,000 per acre; STC ecological justification for enrolling
- Separation of duties
- Fair Market Value > GARC
- Reviewed by State Technical Committee
- Certified by State Conservationist