



640 Acres

\$125,000

Churchill County, Nevada

www.landresellers.com/properties/a8443c57651



Property Details

Property Types: Land, Recreational

State: Nevada

County: Churchill County

City: Fallon

Price: \$125,000

Total Acreage: 640

Property ID: churchill 640

Property Address: Indian Lakes Road / timber Lake Road, Fallon, NV

APN: 003-731-19

GPS: 39.655993417039, -118.64192009926

Roads: Dirt

Power: No

Taxes: \$200

Seller Fees: 135

Fallon Nevada

Churchill County

Land * Real Estate

1 Full Section 1 mile x 1 mile Surrounded by Government lands Timber lake and Carson River 1/4-1/2 mile to West

- **SIZE:** 640 +/-ac
- **APN#:** 003-731-19
- **LEGAL DESCRIPTION:** T21N, R30E, All of section 29
- **STATE:** Nevada
- **COUNTY:** Churchill
- **GENERAL LOCATION:** NE of Fallon near Timber Lake
- **DRIVING DIRECTIONS:** Take Indian Lakes Road towards Timber Lake North form Fallon
- **GPS (approx.):C:** 39.659 , -118.635 ; **NW:** 39.665 , -118.644 ; **SW:** 39.651 , -118.645 ; **NE:** 39.655 , -118.626 ; **SE:** 39.651 , -118.626
- **GENERAL ELEVATION:** 3900' level to rolling
- **GENERAL INFORMATION:** Surrounded by BLM lands. Timber lake 1/4 mile to the west. Carson River , about 1/2 mile, spills into Timber Lake and meanders around the west side of Timber lake. Parcel length on each side is 1 mile.
- **TYPE OF TERRAIN:** Level - Rolling
- **ZONING:**
- **POWER:** No
- **PHONE:** No
- **WATER:** no. must install well or holding tank if you build.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt roads . Indian Lakes Road
- **PROPERTY TAX:** \$200 a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **TITLE INFORMATION:** Free and clear
- **Outside Info Links:**
- **AREA INFO:** Timber Lake Fishing
- **Owner financing available.**
- **No Qualifying. No Credit Checks.**
- **Gps/lats/longs coordinates are provided as a tool to assist the Buyer.**
- **Use the maps to confirm.**
- **BUYER TO VERIFY listings' GPS coordinates**

Go to 1881.com Nevada land page

Seller Information



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