



## 640 Acres

## \$1,250,000

### Elko County, Nevada

[www.landresellers.com/properties/d4bc5d38f66](http://www.landresellers.com/properties/d4bc5d38f66)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Nevada

**County:** Elko County

**City:** Elko

**Price:** \$1,250,000

**Total Acreage:** 640

**Property ID:** Kittridge Canyon

**Property Address:** Kittridge Canyon Road & Oil Well Road, Elko, NV

**APN:** 006-100-015

**GPS:** 40.909842074286, -115.78970166901

**Roads:** graded hard packed - 4wd dirt

**Power:** No

**Seller Fees:** 135

### Own Both Sides of Kittridge Canyon

1+/- mile of road thru Kittridge Canyon

3 miles North of Elko

SIZE: 640 acres

APN#: 006-100-015

LEGAL DESCRIPTION: T35N, R55E, MDB&M of section 21; all 640 acres

STATE: Nevada

COUNTY: Elko

GENERAL LOCATION: 3 miles North of Elko

GPS (approx.): Kittridge Canyon South Line Rd: 40.8986 , -115.7931 ; North line rd: 40.9092 , -115.7960 ; Main road South line: 40.8988 , -115.7899 ; Rd forks in prop: 40.9097 , -115.7897

DRIVING DIRECTIONS: Take Jennings Way off of IH80 gps (approx): 40.8521 , -115.7471 go North. Go to Oil Well road, Oil Well Road leaves subdivision here 40.8805 , -115.7685. From here the easiest road is the main road. Continue on Oil Well Road to South property line entrance at road 40.8988 , -115.7899.

I would not recommend going Kittridge Canyon on the initial inspection. However if you must, take Chinook, Chinook turns into Kittridge Canyon Road here 40.8839 , -115.7861 . Kittridge Canyon Road enters the South side of the property here: 40.8986 , -115.7931. Kittridge Canyon exits the property on the North side here 40.9092 , -115.7960

**GENERAL INFORMATION:** Huge 640 acres. This unique property includes 1 square mile of land totally surrounded by BLM lands. Property includes approx. 1 mile of Kittridge Canyon (both sides of canyon). Kittridge Canyon extends from North property line on the West side 40.9092 , -115.7960 to the South property line on the West side 40.8986 , -115.7931.

Mountains adjoin the property to the North all on BLM lands. Hills and rolling gullies adjoin the property to the South > only 3 miles to civilization, once again thru BLM lands.

Rolling hills to the East. City of Elko Lands adjoins the NW corner, on those mountains are the city of Elko Communication towers, repeaters, cell towers, etc.

Distant mountain views to the East, Close up Mountain views to the North. City of Elko Views to the South.

GENERAL ELEVATION: 5700'-5990'

TYPE OF TERRAIN: varies

ZONING:

POWER: no

PHONE: cell phones work

WATER: no must install well or holding tank if you build

SEWER: no. must install if you build

ROADS: Graded dirt/rock based via oil well roadway. 4wd or at least high clearance thru Kittridge Canyon. Several private roads traverse the property The NE corner has BLM Road 1448 cutting through a small portion, There is a yellow cattle guard with a line of fencing

PROPERTY TAX: TBD

CLOSING/DOC. FEES: \$135

<https://youtu.be/vxzHERtVeww>

**Property info will be updated if we acquire more info**

**Go to 1881.com Area land page**

## Seller Information



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1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.