



## 320 Acres

### \$125,000

**Pershing County, Nevada**

[www.landresellers.com/properties/11dd5e0abd2](http://www.landresellers.com/properties/11dd5e0abd2)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Pershing County  
**City:** Lovelock  
**Price:** \$125,000  
**Total Acreage:** 320  
**Property ID:** 320 ac 7 troughs

**Property Address:** 7 Troughs Road, Lovelock, NV  
**APN:** 003-051-15  
**GPS:** 40.471715662423, -118.70890785712  
**Roads:** unimproved dirt  
**Power:** No  
**Taxes:** \$180  
**Seller Fees:** 135

Real Estate \* Land

Pershing County Nevada

320 acres surrounded by BLM lands Burnt Canyon Sage Valley

- **SIZE:** 320 +/- ac
- **APN#:** 003-051-15
- **LEGAL DESCRIPTION:** E½ of Sec 15, T30N, R29E, MDB&M
- **STATE:** Nevada
- **COUNTY:** Pershing
- **GENERAL LOCATION:** about 27 miles NW from Lovelock about 1.8 miles off 7 Troughs Rd. Just East of Burnt Canyon East of Seven Troughs Mountain. Western side of Sage Valley
- **GPS (approx. ):** NW: 40.478310 , -118.712384 ; NE: 40.478244 , -118.702857 ; SE: 40.463749 , -118.702771 ; SW: 40.463814 , -118.712384
- **GENERAL ELEVATION:** 4500'
- **GENERAL INFORMATION:** Property is surrounded by BLM/Government lands. Remote. Quiet
- **TYPE OF TERRAIN:** level-rolling
- **ZONING:** check with the county for your intended usage
- **POWER:** NO
- **PHONE:** NO
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$180 a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **PLAT MAP:** Request plat map be sure to state the address or description of the map you want.
- **TITLE INFORMATION:** Free and clear
- **AREA INFO:** Pershing County info
- 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
- **FINANCING INFO** and **PURCHASE INFO**

Go to [1881.com](http://1881.com) Pershing county 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.