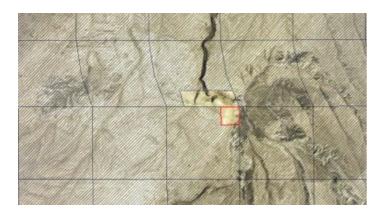
### 40 acre Remote mini ranch bordered by BLM on 3 sided



# 40 Acres

\$19,900

### Elko County, Nevada

www.landresellers.com/properties/ab13fc1f5b3



### **Property Details**

Property Types: Land, Recreational, Farms and Ranches State: Nevada County: Elko County City: Battle Mountain Price: \$19,900 Total Acreage: 40 Property ID: 56 miles north Battle Mt. Property Address: Battle Mountain, NV APN: 004-41A-001 GPS: 41.4717, -116.7383 Roads: unimproved dirt Power: NO Taxes: \$89 Seller Fees: 135

Elko \* Battle Mountain area Nevada

Land \* Real Estate

#### Remote

#### **3 Sides BLM Lands**

#### Miles and Miles of surrounding BLM lands

- SIZE: 40 acres
- APN#: 004-41A-001
- LEGAL DESCRIPTION: NE4NE4 of T41N, R47E, M.D.B.M Sec 7
- STATE: Nevada
- COUNTY: Elko
- GENERAL LOCATION: 56 Miles North of Battle Mountain in Elko county
- GPS (approx.): Center: 41.4717, -116.7383; NW: 41.4735, -116.7409; NE: 41.4735, -116.7360; SE: 41.4699, -116.7360; SW: 41.4699, -116.7408
- GENERAL ELEVATION: 5460'-5560'
- GENERAL INFORMATION: Remote. REMOTE. Borders BLM on 3 sides. a 120 acre parcel borders to the North. These are the only 2 private parcels surrounded by Miles and Miles of BLM/gov't lands . Shaded areas on overview is BLM lands.
- TYPE OF TERRAIN: hilly rolling
- ZONING: Ag. check with county for your intended usage.
- POWER: NO
- PHONE: NO
- WATER: no. would need to install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: BLM road 1178 just off of propety
- PROPERTY TAX: \$89 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- TITLE INFORMATION: Free and clear
- 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

## Seller Information



www.1881.com

Austin, TX 78727

5124789999 land@1881.com 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.