

7.69 Acres at the Intersection of Godchaux and Poleline Roads in Paradise Valley Ranchos



7.69 Acres

\$17,995

Humboldt County, Nevada

www.landresellers.com/properties/d8c8383434c



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Humboldt County
City: Paradise Valley
Zip: 89445
Price: \$17,995
Total Acreage: 7.69
Property ID: C-2023001
Property Address: Godchaux and Poleline, Paradise Valley, NV, 89445

APN: 06-0251-19
Dimensions: 280' X 440' X 325' X 660' X 660' X 410'
GPS: 41.255517, -117.609119
CCRs: None
Association Fees: None
Roads: Good Gravel
Time Limit to Build: None
Taxes: \$55

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This is a unique parcel at the intersection of Godchaux and Poleline Roads in Paradise Valley about 18 miles north of Winnemucca, NV off HWY 95. This parcel is a few distinct parcels within the single larger parcel. Godchaux Rd is a well-maintained road. All roads are accessible with a 2WD vehicle. This bedroom community features wonderful lot sizes, great views, and wide-open spaces. Paradise Valley is a picturesque gateway to the Santa Rosa Mountains. This lot is perfect to build your house or cabin, or just use it as a home base for your area recreational activities.

Winnemucca

As a thriving gold and silver mining town, Winnemucca lies at the half way point between San Francisco and Salt Lake City. This high desert city is full of classic charm. The historic downtown area is interspersed with delightful boutiques, restaurants, pubs and the hometown businesses that serve the community. There is also 24-hour gambling if you have the desire.

This area is loaded with outdoor recreational opportunities. There is fabulous hiking and biking, as well as thousands of miles of off-road ATV trails.

Land Information:

Legal: The SW 1/4 NW 1/4 SE 1/4 of Section 17 T39N R39E Less .88 Acre Godchaux/Toll Rd and 1.43 AC NW Corner

APN: 06-0251-19

Dimensions: Outside measurements beginning in the NW Corner and moving clockwise: 280' X 440' X 325' X 660' X 660' X 410'

Size: 7.69 Acres

GPS: Approximate GPS Coordinates

41.255851, -117.610569 (NW Corner)

41.255373, -117.609767 (Center W)

41.256539, -117.609341 (Center E)

41.256533, -117.608156 (NE Corner)

41.254716, -117.608157 (SE Corner)

41.254724, -117.610570 (SW Corner)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers considered.

Document preparation fee: \$299

C-2023001 HRTT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
LAND SALES**

Government Land
Sales
510 E 44th St
Boise, ID 83714

208-991-4644
todd@govlandsales.com

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