



**80.34 Acres**

**\$29,900**

**Pershing County, Nevada**

[www.landresellers.com/properties/b994f946f81](http://www.landresellers.com/properties/b994f946f81)



## Property Details

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

**State:** Nevada

**County:** Pershing County

**City:** Unionville

**Price:** \$29,900

**Total Acreage:** 80.34

**Property ID:** 80 ac klondike canyon

**Property Address:** Klondike Canyon, Unionville, NV

**APN:** 012-320-01

**GPS:** 40.433858764772, -117.93034143517

**Roads:** Dirt

**Power:** NO

**Taxes:** \$96

**Seller Fees:** 125

Real Estate \* Land

Pershing County Nevada

2 sides BLM lands Klondike Canyon - Kyle Hot Springs area

- **SIZE:** 80.34 +/- acres
- **APN#:** 012-320-01
- **LEGAL DESCRIPTION:** Lot 1 of Section 33, T30N, R36E, MDB&M. Lot 1 of that certain Map of Division into Large Parcels prepared for Frontier Equity Properties, LLC and recorded on June 14th, 2007 as Document Number 355653 in the Office of the Pershing County Recorder
- **STATE:** Nevada
- **COUNTY:** Pershing
- **GENERAL LOCATION:** near the mouth of Klondike Canyon. east of Hiway 400. NW of Kyle Hot Springs
- **GPS (approx. ): NW:** 40.43559 , -117.93297 ; **NE:** 40.43559 , -117.92823 ; **SE:** 40.42836 , -117.92821 ; **SW:** 40.42829 , -117.93297
- **GENERAL ELEVATION:** 4200'
- **GENERAL INFORMATION:** Borders BLM lands tro the North and East. Camp, RV, build. Mobiles and modulars allowed
- **TYPE OF TERRAIN:** 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:** \$96 a year
- **CLOSING/DOC. FEES:** \$125.
- **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
- **Outside Info Links:**
- **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, patented mining claims We offer various land for sale in both large acreage and smaller parcels and lots.