



**170 Acres**

**\$125,000**

**Lander County, Nevada**

[www.landresellers.com/properties/ed8a2c17339](http://www.landresellers.com/properties/ed8a2c17339)



## Property Details

**Property Types:** Land, Recreational

**State:** Nevada

**County:** Lander County

**City:** Crescent Valley

**Price:** \$125,000

**Total Acreage:** 170

**Property ID:** Corral Canyon

**Property Address:** Crescent Valley, NV

**GPS:** 40.434079584298, -116.67649597669

**Roads:** 4wd

**Power:** no

**Taxes:** \$180

**Seller Fees:** 135

Crescent Valley Beowawe Battle Mountain CORRAL CANYON 6 adjoining parcels 1/4 mile by 1 mile

Land for sale

- SIZE : total acreage =170 +/- acres
- 6 individual tracts ( all adjoining):
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- Size: 20+/- acres
- APN#: 007-640-01
- LEGAL DESCRIPTION: Lot 1 Tehema Map#184863A, within N2NW4 section 33, T30N, R47E
- -----
- Size: 20+/- acres
- APN#: 007-640-02
- LEGAL DESCRIPTION: Lot 2 Tehema Map#184863A, within N2NW4 section 33, T30N, R47E
- -----
- Size: 20+/- acres
- APN#: 007-640-03
- LEGAL DESCRIPTION: Lot 3 Tehema Map#184863A, within N2NW4 section 33, T30N, R47E
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- Size: 20+/- acres
- APN#: 007-640-04
- LEGAL DESCRIPTION: Lot 4 Tehema Map#184863A, within N2NW4 section 33, T30N, R47E
- -----
- Size: 80+/- acres
- APN#: 007-640-05
- LEGAL DESCRIPTION: T30N, R47E, section 33 N2NE4
- -----
- Size: 10+/- acres
- APN#: 007-640-08
- LEGAL DESCRIPTION: T30N, R47E, section 33 NW4SE4NE4
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- STATE: Nevada
- COUNTY: Lander
- GENERAL LOCATION: Corral Canyon Southwest of Beowawe, NW of Crescent Valley, Corral Canyon Road
- DRIVING DIRECTIONS: From the Northern Edge of the Town of Crescent Valley, there are 2 roads going West. There is a fence running between the 2 roads. Take the Road to the North of the Fence. Drive approx. 4.5 miles.
- GENERAL ELEVATION: 5700-5900 ft.
- GENERAL INFORMATION: Own a mile long parcel traversing the bottom, sides and top of Corral Canyon. 1/4 mile wide. Small stream through the canyon providing a diverse Riparian(sp) habitat. Borders BLM to North, East, and West.
- TYPE OF TERRAIN: Canyon, rugged, cliffs.
- ZONING: ag
- POWER: NO
- PHONE: NO
- WATER: No. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: 4wd, high clearance, dirt

- PROPERTY TAX: \$180 for the entire 170 acres, a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Request plat map. be sure to state which parcel it is for
- TITLE INFORMATION: Free and clear
- AREA INFO: outside Link
- 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
- MORE PICTURES overview ; MORE PICTURES 2 ; MORE PICTURES 3 ;Google Earth Images

FINANCING INFO and PURCHASE INFO

Go to 1881.com Area land page

**BACK TO MAIN 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.