



1.6 Acres

\$4,200

Pershing County, Nevada

www.landresellers.com/properties/7c668d2c7d9



Property Details

Property Types: Land, Residential

State: Nevada

County: Pershing County

City: Lovelock

Price: \$4,200

Total Acreage: 1.6

Property ID: HRR E-P-319

Property Address: Polo Park court, Lovelock, NV

APN: 010-493-01

GPS: 40.43922, -118.26773

Subdivision: Humboldt River Ranch

Unit: E

Block: P

Lot: 319

CCRs: yes

Association Fees: 256

Roads: graded / gravelled

Power: at road

Taxes: \$46

Seller Fees: 135

Humboldt River Ranches

Maintained gravel and graded roads are throughout the Humboldt River Ranches subdivision. The Humboldt River Ranch Association (HRRA) is a private ranch community located between Lovelock and Winnemucca Nevada. Located in the foothills, which gradually slope westerly, between the Humboldt Mountain Range and Interstate 80. HRRA properties share the view of some of the most spectacular scenery in the West; desert, mountains, foothills, river, and the Rye Patch Reservoir, located just across I-80. Humboldt River Ranch has endless outdoor activities ; kayaking, fishing, and camping on the Humboldt River. In the Humboldt Mountains there is ATVs, horseback riding, hunting, and hiking. The HRRA resort consists of 13 sleeper cabins, BBQ pavilion, 4 RV sites, RV storage, 3 tent sits, comfort/shower station. There is a community lodge located at the resort that has a common cooking facility, pool table, children's play area and television room. Members also have use of the campground facilities which border the Humboldt River.

Rye Patch Reservoir

Pershing County Land

Humboldt River Ranches

End of Cul-de-sac

- SIZE: 1.60 +/- acres
- APN#: 010-493-01
- LEGAL DESCRIPTION: Lot- 319, Block- P, Humboldt River Ranch, Phase- E
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: middle part of Subdivision. end of Cul-de-Sac, backs to Old Victory Hiway
- GPS (approx.): cul de sac NW: 40.43922 , -118.26773 , SW: 40.4391 , -118.2678 ; NE: 40.43929 , -118.26648 , SE: 40.43833 , -118.26616
- GENERAL ELEVATION: 4200 feet
- GENERAL INFORMATION: Cul-de-sac. Huge Views to the East
- TYPE OF TERRAIN: level - rolling
- ZONING: residential
- POWER: yes
- PHONE: yes
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: graded, asphalt, gravel

- PROPERTY TAX: \$46 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: HRRRA \$64 a quarter road maintenance, upkeep, resort usage fees
- TITLE INFORMATION: clear
- Outside Info Links:
- AREA INFO: Pershing County info ; Humboldt River Ranch Association Website

Seller Information



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