



## 10 Acres

### \$35,000

**Pershing County, Nevada**

[www.landresellers.com/properties/5bc54c5360c](http://www.landresellers.com/properties/5bc54c5360c)



## Property Details

**Property Types:** Land, Residential

**State:** Nevada

**County:** Pershing County

**City:** Rye Patch

**Price:** \$35,000

**Total Acreage:** 10

**Property ID:** 1255 wildhorse HRRR

**Property Address:** 1255 Wildhorse Canyon, Rye Patch, NV

**APN:** 010-040-07

**GPS:** 40.49153, -118.25321

**Association Fees:** 225

**Roads:** graded gravel rock base

**Power:** at road

**Taxes:** \$160

**Seller Fees:** 135

Real Estate \* Land

Pershing County Nevada

Scenic parcel with Huge Views Rye Patch Reservoir & Humboldt River Valley Base of the Humboldt Mountains

- **SIZE:** 10.01+/- acres
- **APN#:** 010-040-07
- **LEGAL DESCRIPTION:** Lot 34 on Parcel Map #150764, Sec. 3, T30N, R33E, MDB&M
- **STATE:** Nevada
- **COUNTY:** Pershing
- **GENERAL LOCATION:** 1255 Wildhorse Canyon Dr. East of IH 80 & Rye Patch Reservoir. Near Humboldt River Ranches
- **GPS (approx. ):** 40.49153 , -118.25321
- **GENERAL ELEVATION:** 4550'
- **GENERAL INFORMATION:** Several dry gullies on property. Several building sites. If you want to build on the high point you would probably need a culvert to cross gully. Rolling heading into the mountains. Near BLM lands.
- **TYPE OF TERRAIN:** rolling
- **ZONING:** Residential .check with the county for your intended usage
- **POWER:** at road
- **PHONE:** at road, must confirm
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$160 a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** \$225 goes to road maintenance
- **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**

## 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.