



2.18 Acres

\$9,000

Pershing County, Nevada

www.landresellers.com/properties/665ea7528ae



Property Details

Property Types: Land, Residential

State: Nevada

County: Pershing County

City: Lovelock

Price: \$9,000

Total Acreage: 2.18

Property ID: HRR F- G-133

Property Address: 22040 Cortez Way, Lovelock, NV

APN: 010-554-07

GPS: 40.433400543914, -118.26310298941

Subdivision: Humboldt River Ranch

Unit: F

Block: G

Lot: 133

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 (HRRRA) 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. HRRRA 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 HRRRA 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.

Humboldt River Ranches

Rye Patch Reservoir

Pershing County Land

Humboldt River Ranches

Cortez Way

Huge Humboldt River Valley Views

- SIZE: 2.18 +/- acres
- APN#: 010-554-07
- LEGAL DESCRIPTION: Lot- 133 , Block- G , Humboldt River Ranch, Phase- F
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: On Cortez Way 3 lots South of Park Valley Drive. East Side of Cortez Way
- DRIVING DIRECTIONS: see maps
- GPS (approx.): Lat : 40.433400543914225 -- Long: -118.26310298941041
- GENERAL ELEVATION: 4200 feet
- GENERAL INFORMATION: Slopes to the West. Small gully on property. Huge views of the Humboldt River Valley and mountains to the West. Humboldt mountains 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: HRRA \$64 a quarter road maintenance, upkeep, resort usage fees
- TITLE INFORMATION: clear

Seller Information



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