



1.67 Acres

\$6,500

Pershing County, Nevada

www.landresellers.com/properties/af245aee16



Property Details

Property Types: Land, Residential

State: Nevada

County: Pershing County

City: Lovelock

Price: \$6,500

Total Acreage: 1.67

Property ID: HRR G-J-299

Property Address: 21915 Titanium Avenue,
Lovelock, NV

APN: 010-594-08

GPS: 40.42783775555, -118.26750547725

Subdivision: Humboldt River Ranch

Unit: G

Block: J

Lot: 299

CCRs: yes

Association Fees: 256

Roads: paved/gravel

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

Titanium cul-de-sac

bordering Victory Highway

- SIZE: 1.67+/- acres
- APN#: 010-594-08
- LEGAL DESCRIPTION: Lot- 299 , Block- J , Humboldt River Ranch, Phase- G
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: Southern part of Subdivision. on Titanium and Victory hiway
- DRIVING DIRECTIONS: see maps
- GPS (approx.): Lat : 40.427837755549774 -- Long: -118.26750547724612
- GENERAL ELEVATION: 4200 feet
- GENERAL INFORMATION: on Cul-de-sac with Views of the Humboldt Mountains to the East and the Humboldt River Valley to the West.
- 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
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- TITLE INFORMATION: clear
- Outside Info Links:
- AREA INFO: Pershing County info ; Humboldt River Ranch Association Website
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Seller Information



1881.com Investments
www.1881.com
Austin, TX 78727

5124789999
land@1881.com

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