



## 1.46 Acres

### \$9,495

#### Pershing County, Nevada

[www.landresellers.com/properties/0d9fae44c07](http://www.landresellers.com/properties/0d9fae44c07)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Pershing County  
**City:** Mill City  
**Zip:** 89418  
**Price:** \$9,495  
**Total Acreage:** 1.46  
**Property ID:** C-2021050  
**Property Address:** HWY 400, Mill City, NV, 89418

**APN:** 008-470-05  
**Dimensions:** 292' X 190' X 220'  
**GPS:** 40.650151, -118.066013  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Paved  
**Time Limit to Build:** None  
**Taxes:** \$13  
**RV Policies:** Allowed

This property lies just over 2 miles south of I-80 at Mill City directly on HWY 400. It is accessed by the paved highway and has great views in all directions. Use this property to create your homestead or just as a base camp for your outdoor recreational activities.

### Mill City

Mill City is an unincorporated community in Pershing County, Nevada. The community got its start as a mining community. Due to its convenient access, the area also processed ores from outside mines. After the area mines closed up it transformed to a bedroom community. It still has gas, groceries and a restaurant to serve the locals.

### Pershing County

As the last county to be established in Nevada, Pershing County has a population of nearly 7,000 residents and its county seat lies in Lovelock. It is home to the Black Rock Desert location of the annual Burning Man Festival (partially in Pershing County). Lying 20 miles SW of Mill City is one of Pershing Counties largest attractions, Rye Patch Reservoir. With 72 miles of shoreline this outdoor playground is home to trophy fishing, camping, boating, and great water skiing and swimming.

### Land Information:

Size: 1.46 Acres

Dimensions: 292' X 190' X 220'

Legal: That portion of the E $\frac{1}{2}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 17, T32N, R35E, MDB&M, lying Southerly or Southwesterly of the Southerly or Southwesterly right of way line of Nevada State Highway 400 (Unionville), per Document #214302 recorded in Book 321, Page 81

APN: 008-470-05

GPS: Approximate GPS Coordinates

40.650598, -118.066248 (N Corner)

40.649981, -118.065576 (SE Corner)

40.649991, -118.066264 (SW Corner)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

Property ID: C-2021050-ARTT

## Seller Information



GOVERNMENT  
LAND SALES  
Government Land  
Sales  
510 E 44th St  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...