

Mountain Views * Easy access to IH 80 * East of Lovelock Humboldt River Ranches



1.5 Acres

\$9,250

Pershing County, Nevada

www.landresellers.com/properties/e4362ed2357



Property Details

Property Types: Land, Residential

State: Nevada

County: Pershing County

City: Lovelock

Price: \$9,250

Total Acreage: 1.5

Property ID: HRR A-G-49

Property Address: 20620 Old Victory Hiway,
Lovelock, NV

APN: 010-183-10

GPS: 40.45189, -118.26475

Subdivision: Humboldt River Ranches

Unit: A

Block: G

Lot: 49

CCRs: yes

Association Fees: 260

Roads: gravel paved

Power: at road

Taxes: \$46

Seller Fees: 135

Humboldt River Ranches

Rye Patch Reservoir

Pershing County Land

Humboldt River Ranches Huge westerly Views * Mountain views to the east

Old Victory Highway Frontage

- SIZE: 1.50+/- acres
- APN#: 010-183-10
- LEGAL DESCRIPTION: Lot-49 , Block- G, Humboldt River Ranch, Phase- A . > extended description: Humboldt River Ranches Lot 94 in Block G of HUMBOLDT RIVER RANCH, PHASE A, formerly known as RYE PATCH RANCH ESTATES, PHASE A, according to the map thereof, filed in the Office of the County Recorder of Pershing County, Nevada on September 5, 1985 as File No. 144399, together with that certain Certificate of Amendment recorded October 17, 1994 as File No. 197858, Pershing County, Nevada records.
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: 20620 Old Victory Hiway
- GPS (approx.): 40.45189 , -118.26475
- GENERAL ELEVATION: 4200 feet
- GENERAL INFORMATION: Easy access to IH 80. Rye patch reservoir just across IH80. huge views
- TYPE OF TERRAIN: level - rolling
- ZONING: residential
- POWER: at road
- 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: HRRR \$64 a quarter road maintenance, upkeep, resort usage fees
- 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 ; Humboldt River Ranch Association Website
- 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
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- Go to 1881.com Humboldt River Ranch page

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.