



## 4.99 Acres

### \$10,000

#### Humboldt County, Nevada

[www.landresellers.com/properties/e21a98bbd85](http://www.landresellers.com/properties/e21a98bbd85)



## Property Details

**Property Types:** Land, Residential

**State:** Nevada

**County:** Humboldt County

**City:** Winnemucca

**Price:** \$10,000

**Total Acreage:** 4.99

**Property ID:** Cormier

**Property Address:** Cormier and Hershell road,  
Winnemucca, NV

**APN:** 14-0243-14

**GPS:** 40.872600854789, -117.85557404865

**Subdivision:** Grass Valley Ranchos

**Unit:** 3

**Block:** --

**Lot:** 30

**CCRs:** none

**Roads:** Dirt

**Power:** several hundred yards

**Taxes:** \$35

**Seller Fees:** 135

Winnemucca Nevada

### Grass Valley Ranchos

- SIZE: 4.88 +/- acres
- APN#: 014-243-14< old # NEW #>3537-29-300-028
- LEGAL DESCRIPTION: Lot 30 of the GRASS VALLEY RANCHOS SUBDIVISION No. 3, which lies wholly within the SW1/4 of section 29, Township 35 North, Range 37 East, M.D.B A&M., according to the map thereof recorded in the Office of the County Recorder of Humboldt County, Nevada on April 12, 1958 as file No. 103622, Humboldt County, Nevada records.
- STATE: Nevada
- COUNTY: Humboldt
- GENERAL LOCATION: Just East of the intersection of Hershall Road , North side of Cormier Boulevard
- DRIVING DIRECTIONS:
- GPS (approx. ): Lat : 40°52'21.65"N -- Long: 117°50'57.87"W
- GENERAL ELEVATION: 4330 feet
- GENERAL INFORMATION: Buildable parcel. Mobiles, modulars, site-build allowed. huge views. Easy access
- TYPE OF TERRAIN: level
- ZONING: residential. Mobiles, modulars, site builds allowed.
- POWER: 1 street over, on Moose
- PHONE: nearby
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: graded & dirt
- PROPERTY TAX: \$35 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- 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: WINNEMUCCA INFO outside Link
- 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

<https://youtu.be/OSvqzWn4WbY>

Go to 1881.com Humboldt county Nevada land 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.