

River Valley Ranches - 2 Acre Mini Ranch - Power, Corner Lot - Adjoining Lot Also Available



2.07 Acres

\$19,995

Elko County, Nevada

www.landresellers.com/properties/f77e9078df9



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Elko County
City: Elko
Zip: 89801
Price: \$19,995
Total Acreage: 2.07
Property ID: C-2021044
Property Address: Corner of Third St and Truckee River Blvd, Elko, NV, 89801
APN: 024-052-005
Dimensions: 300' X 300'
GPS: 40.979019, -115.536333

Subdivision: River Valley Ranches
Unit: 1
Block: 52
Lot: 5
CCRs: None
Association Fees: None
Roads: Good gravel and dirt
Power: Yes - Available
Time Limit to Build: None
Taxes: \$35
RV Policies: Allowed

Adjoining lot also available (would make 4.14 total acres), please inquire. Great road access, drive right to the lot. Power is available, only a drop is needed. This spacious residential lot is ready to build (or place) your home. The lot is located just outside of Elko. Great views, clean air, and room enough for a small ranch! 2.07 acres is a huge lot - Buy and build your dream house. Photos are of actual lot.

Elko

Ten minutes to the west you will find Elko NV. Situated on the Humboldt River halfway between Reno and Salt Lake City. Interstate 80 traverses Elko County, making it a convenient destination. With a population of around 25,000, the city has all the amenities one could need including restaurants, hotels, and shopping. This area of Nevada also has many outdoor activities within a short drive. The mountains, lakes, and rivers around Elko offer numerous recreational opportunities. Among the wide-open spaces can be found spectacular mountain ranges and canyons suitable for picnicking, hiking or more serious outdoor adventures. Elko county is the sixth largest county in the United States, consisting of 17,181 square miles, as big as five of the New England states plus the District of Columbia.

With two spectacular wilderness areas and thousands of square miles of open space, Elko County offers limitless outdoor recreation opportunities — including hiking, mountain biking, rock climbing, horseback riding, camping, golf, wildlife viewing, backpacking, boating, fishing and ATVing. The Ruby Mountains, which have been described as Nevada's Alps, provide the most breathtaking scenery. Hiking trails are suitable for all skill levels, from the family-friendly Nature Trail to the 40-mile Ruby Crest Trail. Trails for hikers and horseback riders lead over Liberty Pass into the Ruby Wilderness, with its clear alpine lakes and panoramic views.

Three-quarters of Elko County is public land, which gives wildlife such as mule deer, antelope, mountain goats and bighorn sheep plenty of room to roam. The hunting season offers tag-holders a shot at big game, as well as the unusual birds such as chukar and Hungarian partridge, Sagehen, Quail, Dove and the illusive Himalayan Snowcock.

Land Information:

Size: 2.07 Acres

Dimensions: 300' X 300'

APN: 024-052-005

Legal: River Valley Ranches Unit 1 Block 52 Lot 5

GPS: Approximate GPS Coordinates

40.979416, -115.536960 (NW Corner)

40.979410, -115.535835 (NE Corner)

40.978567, -115.535817 (SE Corner)

40.978571, -115.536963 (SW Corner)

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

Document preparation fee: \$299

Property ID: C-2021044 HCHH

Seller Information



**GOVERNMENT
LAND SALES**

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