



40.15 Acres

\$22,500

Pershing County, Nevada

www.landresellers.com/properties/8f4e4a37399



Property Details

Property Types: Land, Residential, Farms and Ranches

State: Nevada

County: Pershing County

City: Lovelock

Price: \$22,500

Total Acreage: 40.15

Property ID: Willow springs 40 (4of 4) (1erg)

Property Address: Willow Canyon Creek Road,
Lovelock, NV

APN: 003-620-04

GPS: 40.418322175085, -118.62959360348

CCRs: no

Association Fees: no

Roads: dirt-unimproved dirt

Power: no

Taxes: \$56

Seller Fees: 135

This is one of 4, 40-acre adjoining parcels

N-NW of Lvelock

SIZE: 40+/- acres

Apn# 003-620-04

LEGAL DESCRIPTION: All that Tract of Land situated in Section 5, Township 29 North, Range 30 East, Mt. Diablo Databasse & Meridian, county of Pershing, State of Nevada, designated as Lot 4, according to the Map of SubDivision into Large Parcels, Map Code P-380, Office of the Recorder, Pershing County, Nevada. Exclusive of Mineral rights.

- -----
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: about 19 miles (as the bird flies) NW of Lovelock. Willow Canyon road. about 6 miles West of historical Poker Brown Camp (site)
- GPS (approx.): NW: 40.420274 , -118.63517 ; SW: 40.417366 , -118.639193 ; SE: 40.417337 , -118.631732 ; NE: 40.420269-118.631742
- DRIVING DIRECTIONS: see maps
- GENERAL ELEVATION: 4800 ft
- GENERAL INFORMATION: Mountain Views to the West and East. Borders BLM lands on the North and East. slightly sloping/rolling parcel. Remote. No restrictions. Camp, build.
- TYPE OF TERRAIN: rolling- slightly sloping
- ZONING: rural
- POWER: No
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$56 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: Pershing County info
- 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

The **adjoining 40 acres** is also available

Go to 1881.com Area land page

Seller Information



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

5124789999
land@1881.com

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.