



## 80 Acres

### \$45,000

#### Pershing County, Nevada

[landresellers.com/properties/5a9e1e27be4](https://landresellers.com/properties/5a9e1e27be4)



## Property Details

**Property Types:** Land, Residential  
**State:** Nevada  
**County:** Pershing County  
**City:** Lovelock  
**Price:** \$45,000  
**Total Acreage:** 80  
**Property ID:** Willow Creek Canyon

**Property Address:** Willow Creek canyon, Lovelock, NV  
**APN:** 003-880-12, 003-880-13  
**GPS:** 40.424045, -118.62056  
**Roads:** Graded dirt, Dirt  
**Power:** No  
**Taxes:** \$112  
**Seller Fees:** 135

Willow Creek Canyon area

2 adjoining 40 acre parcels

- -----These 2 corner each other -----
- SIZE: 40+/- acres
- APN# 003-880-12
- LEGAL DESCRIPTION: Lot 12 according to the Map of Division into Large Parcels, File # 355784, Sec. 33, T30N, R30E, M.D.B.M
- GPS (approx.): 40.423849 , -118.625066
- -----these 2 are side by side-----
- SIZE: 40 acres +/-
- APN# 003-880-13
- LEGAL DESCRIPTION: Lot 13 according to the Map of Division into Large Parcels, File # 355784, Sec. 33, T30N, R30E, M.D.B.M
- GPS (approx.): 40.424045 , -118.62056
- -----
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: about 19 miles (as the bird flies) NE of Lovelock. Willow Canyon road. About 6 miles West of historical Poker Brown Camp (site)
- 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

Go to [1881.com](http://1881.com) area 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.