

2 adjoining lots \* buy 1 or both \* Wide open Views \* Mobiles Modulares allowed \*  
Camp RV



**5.54 Acres**

**\$17,500**

**Elko County, Nevada**

landresellers.com/properties/a7cd915b00a



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Nevada

**County:** Elko County

**City:** Elko

**Price:** \$17,500

**Total Acreage:** 5.54

**Property ID:** rvr 25-6&7

**Property Address:** Twin River Ranch road Snake  
River road, Elko, NV

**APN:** 024-025-006 ; 024-025-007

**GPS:** 40.991569332631, -115.54615212765

**Subdivision:** River Valley Ranches

**Unit:** 1

**Block:** 25

**Lot:** 6, 7

**Roads:** county graded

**Power:** 1/2-1 mile

**Taxes:** \$60

**Seller Fees:** 135

Elko River Valley ranches

land for sale

2 adjoining lots River Valley Ranches Twin River Ranches road frontage

- SIZE: 2.27 +/- acres each = 5.54 total
- APN#: 024-025-006 ; 024-025-007
- LEGAL DESCRIPTION: River Valley Ranches Unit #1 Block 25 Lot 6 & 7
- STATE: NV
- COUNTY: Elko
- GENERAL LOCATION: About 15 miles east of Elko. And, just North of Interstate 80.
- GPS (approx.): Lot 6: 40.9908 , -115.5459 ; Lot 7: 40.9917 , -115.5459
- DRIVING DIRECTIONS: From Elko take Interstate 80 east to Devil's Gate/River Valley Ranch exit. Turn left (north) under the Interstate. River Valley Ranches starts here and extends about a mile up the road. Parcel is located on Sixth st. and Twin River Ranch road/Snake River Rd.
- GENERAL ELEVATION: 4900 ft.
- GENERAL INFORMATION: Spacious parcel near the North Fork of the Humboldt River. This area is located in the North Fork of the Humboldt River Valley. There several homes in the area. Mobiles, Modulares, Site Builds are all ok. RVs and camping is ok. Easy access to Elko.
- TYPE OF TERRAIN: level
- ZONING: residential
- POWER: in the area.
- PHONE: in the area.
- WATER: must install well or holding tank
- SEWER: must install
- ROADS: dirt roads
- PROPERTY TAX: approx. \$30 a year per parcel
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Block 25 lot 6 & 7 Map
- TITLE INFORMATION: Free and clear

FINANCING INFO and PURCHASE INFO

## 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.