

2 Patented Mining Claims Remote Nevada land - Near Parker Reservoir - 120.7 acres



120.7 Acres

\$99,900

Washoe County, Nevada

landresellers.com/properties/3f91db75be8



Property Details

Property Types: Land, Patented Mining Claims
State: Nevada
County: Washoe County
City: Pyramid Lake
Price: \$99,900
Total Acreage: 120.7
Property ID: El Dorado 1 & 2
Property Address: Smoke Creek Road / Surprise Valley Road, Pyramid Lake, NV

APN: 071-130-04
GPS: 40.602578561424, -119.7930680936
CCRs: none
Association Fees: none
Roads: dirt-unimproved dirt
Power: no
Taxes: \$94
Seller Fees: 135

Washoe County Nevada Patented Mining Claims

El Dorado #1 & #2

Borders Government lands on 3 & 1/2 sides

- **SIZE:** 120.7 +/- acres
- **APN#:** 071-130-04
- **LEGAL DESCRIPTION:** MS#4665 El Dorado # 1 & 2 ...bring that portion of Section 36, Township 32 North, Range 19 East, M.D.B&M.. see attached doc
- **STATE:** Nevada
- **COUNTY:** Washoe
- **GENERAL LOCATION:** About 18 miles West-SW of Gerlach. Near Powell Reservoir.
- **DRIVING DIRECTIONS:** From Gerlach take State Road 447 NW for about 7.5 miles to the Smoke Creek Road. Turn Left. Proceed approx. 20.5 miles, you will pass Parker Reservoir on the right (you can't see the water just a dam of dirt) several hundred yards past the reservoir there is a dirt road going to the right. follow that road for about 1-1.5 miles, head towards the canyon off to the left.
- **GIS (approx.):** SW: 40.60023 , -119.79939 ; NW: 40.60388 , -110.79923 ; NE: 40.60411 , -119.78484 ; SE: 40.60043 , -119.78482
- **GENERAL ELEVATION:** 4800 ft.
- **GENERAL INFORMATION:** 2 Historic patented Mining Claims. Own your own mini-canyon. Property encompasses the front part (southern) the canyon. Rockhounds paradise. Once in a lifetime opportunity. Scenic. Remote. No restrictions. Solitude - Remote. Mobiles, Modulares, houses, barns, RVs, animals allowed. You can do almost anything as you have no neighbors.
- **TYPE OF TERRAIN:** level-rolling-steep-canyon
- **ZONING:** open
- **POWER:** no
- **PHONE:** no
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$94 a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **TITLE INFORMATION:** Free and clear

FINANCING INFO and PURCHASE INFO

Seller Information



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