



## 40 Acres

### \$24,995

#### Eureka County, Nevada

landresellers.com/properties/428261aaeff



## Property Details

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

**State:** Nevada

**County:** Eureka County

**City:** Crescent Valley

**Zip:** 89821

**Price:** \$24,995

**Total Acreage:** 40

**Property ID:** C-2018011

**Property Address:** Crescent Valley, NV, 89821

**APN:** 005-260-34

**Dimensions:** 1320' X 1320'

**GPS:** 40.471564, -116.475771

**Lot:** Township 30N Range 49E Section 17 NE4SE4

**CCRs:** None

**Association Fees:** None

**Time Limit to Build:** None

**Taxes:** \$38

**RV Policies:** Allowed

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A great 40 acre parcel bordered on the east by BLM land. Great views and peace and quiet. Located off of Cold Springs Point Road less than eight miles northeast of Crescent Valley on easy to access and maintained dirt roads. Buy and use as a recreation home base or build or bring your home. There are no building restrictions so you can let your imagination guide you.

### Crescent Valley

Crescent Valley is an unincorporated community located along the western border of Eureka County, less than 20 miles south of Interstate 80. The community was developed to provide housing for workers in the area mines and has continued to go throughout the years. With affordable housing, Crescent Valley is the preferred place to live vs busing in from the northern towns. For recreation near town, the dirt hills and ditches on the outskirts of Crescent Valley are the perfect terrain to enjoy dirt biking and ATV riding.

### Eureka County

Located in north central Nevada, Eureka County is one of the least populated counties in the state. The entire county is composed of just three towns, Eureka, Beowawe, and Crescent Valley. With elevations ranging from 4000-10631 feet the air is clean and the views are spectacular. Mild temperatures, along with the surrounding mountains and the Humboldt River, make Eureka County an outdoor playground. The outdoor enthusiast will never lack for activity. Hunting, fishing, hiking, swimming and much more are all readily available.

### Land Information:

Size: 40 Acres

Dimensions: 1320' X 1320'

APN: 005-260-34

Legal: Township 30N Range 49E Section 17 NE4SE4

GPS: Approximate GPS Coordinates

40.473432, -116.478758 (NW Corner)

40.473463, -116.474015 (NE Corner)

40.469863, -116.473973 (SE Corner)

40.469778, -116.478539 (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

C-2018011-ETTT

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
Sales  
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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...