

# 80 acres Mountain Ridge with Incredible views



## 80 Acres

### \$49,000

**Lander County, Nevada**

[landresellers.com/properties/ed63ea8ec7d](https://landresellers.com/properties/ed63ea8ec7d)



## Property Details

**Property Types:** Land, Recreational

**State:** Nevada

**County:** Lander County

**City:** Battle Mountain

**Price:** \$49,000

**Total Acreage:** 80

**Property ID:** lander 80 mountain ridge (orppp)

**Property Address:** Battle Mountain, NV

**APN:** 007-100-10 & 007-100-15

**GPS:** 40.488129908101, -116.7155549456

**Roads:** 4wd

**Power:** no

**Taxes:** \$116

**Seller Fees:** 135

### Incredible East \* West \* Southerly views from Top of the Ridge

no pictures at this time

SIZE: 80+/- acres

APN# & legal: 007-100-10 ; Township 30 North, Range 47 East, M.D.B.&M. Section 7: government Lot 10; and the Northeast Quarter (NE1/4) of Government Lot 11

APN# & legal: 007-100-15 ; Township 30 North, Range 47 East, M.D.B.&M. Section 7: The Northwest Quarter (NW1/4) of Government Lot 11; Southwest Quarter (SW1/4) of Government Lot 11; and Southeast Quarter (SE1/4) of Government Lot 11/

STATE: Nevada

COUNTY: Lander

GENERAL LOCATION: Mountain range between Battle Mount and Crescent Valley. About 15 miles SE of Battle Mountain. About 9 miles NW of Crescent Valley

GPS (approx.): NW: 40.4897 , -116.7180 ; NE: 40.4897 , -116.7133 ; SE: 40.4824 , -116.7132 ; SW: 40.4824 , -116.7180

GENERAL INFORMATION: Both Sides of the Ridge offering incredible views

GENERAL ELEVATION: 6150'-6250'

TYPE OF TERRAIN: level

ZONING: Residential

POWER: NO

PHONE: no. some cell phones work

WATER: no must install well or holding tank if you build

SEWER: no. must install if you build

ROADS: 4wd

PROPERTY TAX: \$116

CLOSING/DOC. FEES: \$135

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

**Property info will be updated if we acquire more info**

**Go to [1881.com](http://1881.com) Area land page**

## Seller Information



1881.com Investments  
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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.