



**40 Acres**

**\$19,900**

**Pershing County, Nevada**

landresellers.com/properties/539db81f075



## Property Details

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

**State:** Nevada

**County:** Pershing County

**City:** Unionville

**Price:** \$19,900

**Total Acreage:** 40

**Property ID:** buena vista 40

**Property Address:** Old Emigrant road aka Buffalo Springs road aka Buena Vista Valley road, Unionville, NV

**APN:** 015-380-12

**GPS:** 40.190859822702, -118.05908346298

**Roads:** dirt

**Power:** NO

**Taxes:** \$55

**Seller Fees:** 135

Real Estate \* Land

Pershing County Nevada

Great Nevada Desert Buena Vista Valley

- **SIZE:** 40+/- acres
- **APN#:** 015-380-12
- **LEGAL DESCRIPTION:** Lot 12 of that certain Map of Division into Large Parcels prepared for Frontier Equity Properties, LLC and recorded on June 14th, 2007 as Document No. 355646 in the Office of the Pershing County Recorder, located in a portion of Section 21, T27N, R35E, MDB&M
- **STATE:** Nevada
- **COUNTY:** Pershing
- **DRIVING DIRECTIONS:**
- **GPS (approx. ):** NW: 40.19205 , -118.06024 ; NE 40.19204 , -118.05653 ; SW: 40.18843 , -118.060208 ; SE: 40.18842 , -118.05654
- **GENERAL ELEVATION:** 4150'
- **GENERAL INFORMATION:** Borders BLM to the South and West. Wide Open spaces of the Buena Vista Valley. Distant mountain views. Camp RV build.
- **TYPE OF TERRAIN:** level-rolling
- **ZONING:** check with the county for your intended usage
- **POWER:** NO
- **PHONE:** No
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$55 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**

