



4.77 Acres

\$14,995

Eureka County, Nevada

landresellers.com/properties/1141b010eff



Property Details

Property Types: Land, Residential, Recreational

State: Nevada

County: Eureka County

City: Crescent Valley

Zip: 89821

Price: \$14,995

Total Acreage: 4.77

Property ID: C-2021017

Property Address: 426 Rocky Lane, Crescent Valley, NV, 89821

APN: 003-032-07

Dimensions: 330' X 630'

GPS: 40.38209, -116.58414

Subdivision: Crescent Valley Ranch and Farm

Unit: 3

Block: 11

Lot: 6

CCRs: None

Association Fees: None

Roads: Good Gravel

Time Limit to Build: None

Taxes: \$20

RV Policies: Allowed

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Conveniently located just south of the Crescent Valley Townsite on Cortez Way and Rocky Lane, you can drive right to this spacious residential lot with great views and clean air. At 4.77 acres this is a huge lot and since it is split but the road you may be able to split into two large 2+ acre parcels (keep one for yourself and sell the other one to recover your investment). This lot is close to town but far enough away you don't feel like you are in town. Choose to live off-grid and build what you would like, or bring your home. There are no building restrictions so you can let your imagination guide you on this off-grid dream property. The photos are of the actual lot and of both sides of Cortez Way.

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:

Legal: Crescent Valley Ranch and Farm #3 Block 11 Lot 6

APN: 003-032-07

Size: 4.77 Acres

Dimensions: 330' X 630'

GPS: Approximate GPS Coordinates

40.38288, -116.58474 (NW Corner)

40.38288, -116.58355 (NE Corner)

40.38115, -116.58355 (SE Corner)

40.38115, -116.58474 (SW Corner)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All Cash offers are considered.

Document preparation fee: \$249

C-2021017 AHTT

Seller Information



**GOVERNMENT
LAND SALES**

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Sales
510 E 44th St
Boise, ID 83714

208-991-4644
todd@govlandsales.com

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