

# Historic Old U.S. Hwy 40 Frontage - Huge Mountain Views - Subdivision Commercial Possibilities



**240 Acres**

**\$198,000**

**Pershing County, Nevada**

[landresellers.com/properties/109f673a0df](http://landresellers.com/properties/109f673a0df)



## Property Details

**Property Types:** Land, Residential, Farms and Ranches

**State:** Nevada

**County:** Pershing County

**City:** Lovelock

**Price:** \$198,000

**Total Acreage:** 240

**Property ID:** 240 ac old us 40

**Property Address:** Old Us Hwy 40, Lovelock, NV

**APN:** 011-010-18 ; 011-010-21

**GPS:** 40.390915071909, -118.27831215477

**Roads:** paved

**Power:** Nearby

**Taxes:** \$500

**Seller Fees:** 135

### **HISTORIC Old U.S. Hwy 40 Frontage**

#### **Huge mountain Views**

Lovelock Nevada \*

Subdivision Possibilities \*

Possible Commercial

**240 acres**

#### **2 ADJOINING PARCELS**

SIZE: 80 +/- acres

APN#: 011-010-18; LEGAL DESCRIPTION: T29N, R33E, section 9, N1/2SW1/4

GPS for 80 acres(approx.): NW: 40.39301, -118.28587; NE: 40.39274, -118.27638; SE: 40.38911, -118.27645; SW: 40.38942, -118.28591; Hwy 40 South intersct.: 40.38915, -118.27725; Hwy 40 E-NE intersect: 40.39148, -118.27641

SIZE: 160+/- acres

APN#011-010-21; Legal Description T29N, R33E, M.D.B.&M, section 8, SE1/4

GPS (approx.): 40.39309, - 118.28586; 40.39312, -118.29522; 40.38598, -118.29534; 40.38587, -118.28595

STATE: Nevada

COUNTY: Pershing

GENERAL LOCATION: about 12 miles Northeast of Lovelock at the Oreana Interchange

DRIVING DIRECTIONS: From Lovelock go East on Interstate 80 to the Oreana Interchange. Turn right. Go 1/4-1/2 mile to the 1st paved left. Street sign says Old Victory Hwy. Turn Left. Go 3.5-3.7 miles. Property is on your left.

GENERAL ELEVATION: 4350 ft.

GENERAL INFORMATION: Own your own piece of Historic Hwy 40. Easy Access. This is a growing area. Wide Open level parcel with Power and phone. Mountain view to the south. Interstate 80 is just to the West. The Railroad is just beyond IH80, you can see the trains. Humboldt Mountain Range views to the East. approx. Approx 235 acres on one side and 5 acres on the other side.

TYPE OF TERRAIN: Level

ZONING: Open spaces

POWER: Yes

PHONE: Yes

WATER: Must install well

SEWER: must install

ROADS: Paved-road access

PROPERTY TAX: approx. \$200 + \$300 a year

CLOSING/DOC. FEES: \$135

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

PLAT MAP: Parcel #18 & 21 on plat map

PHOTOS: more pics

TITLE INFORMATION: Free and clear

FINANCING INFO Owner financing is available with 10% down.

<https://youtube.com/shorts/hlBoFoDPCPI>

Go to 1881.com Pershing county Nevada land page

## Seller Information



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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.