



## 10 Acres

### \$22,995

#### Humboldt County, Nevada

landresellers.com/properties/ccb6908cfd1



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Humboldt County  
**City:** Paradise Valley  
**Zip:** 89445  
**Price:** \$22,995  
**Total Acreage:** 10  
**Property ID:** C-2018022  
**Property Address:** Poleline RD, Paradise Valley, NV, 89445

**APN:** 06-0056-08  
**Dimensions:** 660' X 660'  
**GPS:** 41.2957, -117.5948  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Gravel  
**Power:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$85

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Great 10 Acre mini ranch WITH POWER located at Poleline Road and Daisy Drive in Paradise Valley about 18 miles north of Winnemucca, NV off HWY 95. Poleline is a well maintained road accessible with a 2WD vehicle. This bedroom community features wonderful lot sizes, great views, and wide open spaces. Paradise Valley is a picturesque gateway to the Santa Rosa Mountains. This lot is perfect to build your house or cabin, or just use it as a home base for your area recreational activities.

### Winnemucca

As a thriving gold and silver mining town, Winnemucca lies at the half way point between San Francisco and Salt Lake City. This high desert city is full of classic charm. The historic downtown area is interspersed with delightful boutiques, restaurants, pubs and the hometown businesses that serve the community. There is also 24 hour gambling if you have the desire.

This area is loaded with outdoor recreational opportunities. There is fabulous hiking and biking, as well as thousands of miles of off-road ATV trails.

### Land Information:

Legal: Township 40N Range 39E Section 33 SW1/4 SE1/4 SW1/4

APN: 06-0056-08

Dimensions: 660' X 660'

Size: 10 Acres

### GPS: Approximate GPS Coordinates

41.2965, -117.5960 (NW Corner)

41.2965, -117.5937 (NE Corner)

41.2948, -117.5937 (SE Corner)

41.2948, -117.5960 (SW Corner)

41.2957, -117.5948 (Center)

**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-2018022-ETFO

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



GOVERNMENT  
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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...