



**4.92 Acres**

**\$19,995**

**Humboldt County, Nevada**

landresellers.com/properties/c9de23e5adf



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Humboldt County  
**City:** Paradise Valley  
**Zip:** 89445  
**Price:** \$19,995  
**Total Acreage:** 4.92  
**Property ID:** C-2023016  
**Property Address:** Beretta Drive, Paradise Valley, NV, 89445  
**APN:** 06-0498-31

**Dimensions:** 327' X 655'  
**GPS:** 41.282443, -117.604477  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Gravel and Dirt  
**Power:** Yes  
**Water:** Well Needed  
**Sewer:** Septic Needed  
**Time Limit to Build:** None  
**Taxes:** \$50

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This five acre parcel is located off the 101 Ranch Road in a more secluded section of the Paradise Valley Estates, about 18 miles north of Winnemucca, NV. This parcel is accessible with a 2WD vehicle and has power in the rear. 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: Parcel "C" of that certain Parcel Map for Edwin E & Gordon E Cadd, being the south half (S 1/2) of the northwest quarter (NW 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of section 5, township 39 north, range 39 east, M.D.B.&M., recorded in the office of the Humboldt County Recorder on August 2, 1988, under file no. 293511, Humboldt County, Nevada.

APN: 06-0498-31

Dimensions: 327' X 655'

Size: 4.92 Acres

### GPS: Approximate GPS Coordinates

41.282889, -117.605652 (NW Corner)

41.282891, -117.603329 (NE Corner)

41.281980, -117.603326 (SE Corner)

41.281982, -117.605644 (SW Corner)

41.282443, -117.604477 (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-2023016 NEHT

*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 Land  
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