



## 4.98 Acres

### \$37,500

#### Humboldt County, Nevada

landresellers.com/properties/2abb20e1c26



## Property Details

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

**State:** Nevada

**County:** Humboldt County

**City:** Paradise Valley

**Zip:** 89445

**Price:** \$37,500

**Total Acreage:** 4.98

**Property ID:** C-2023017

**Property Address:** Paradise Ranchos Drive,  
Paradise Valley, NV, 89445

**APN:** 06-0156-08

**GPS:** 41.252256, -117.66867

**Association Fees:** None

**Roads:** Paved

**Power:** Yes

**Water:** Well Needed

**Sewer:** Septic Needed

**Time Limit to Build:** None

**Taxes:** \$70

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This five acre corner lot is located on the only paved road in the Paradise Valley Estates north of Winnemucca, and has power to the lot. This is the perfect location to build your home or use it as a getaway space to enjoy some peace and quiet. This parcel is accessible with a 2WD (being on a paved road). 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 "D" as shown on that certain parcel map for Don W & Treva Statter, lying within Section 14, Township 39 north, Range 38 east, M.D.B.&M., recorded in the office of the Humboldt County Recorder on November 24, 1975, as file no. 171139, Humboldt County, Nevada.

APN: 06-0156-08

Size: 4.98 Acres

### GPS: Approximate GPS Coordinates

41.253116, -117.669266 (NW Corner)

41.253103, -117.668005 (NE Corner)

41.251375, -117.668000 (SE Corner)

41.251388, -117.669263 (SW Corner)

41.252256, -117.668670 (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-2023017 BHHTT

*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 SALES**  
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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...