



**0.438 Acres**

**\$12,500**

**Lander County, Nevada**

[landresellers.com/properties/a84ed89822b](http://landresellers.com/properties/a84ed89822b)



## Property Details

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

**State:** Nevada

**County:** Lander County

**City:** Crescent Valley

**Price:** \$12,500

**Total Acreage:** 0.438

**Property ID:** lander cvrf2-24-4 (eppp)

**Property Address:** Hwy 306 - Corral Way, Crescent Valley, NV

**APN:** 007-275-04

**GPS:** 40.3951, -116.599

**Subdivision:** Crescent Valley Ranch & Farms

**Unit:** 2

**Block:** 14

**Lot:** 4

**CCRs:** none

**Association Fees:** none

**Roads:** paved & dirt

**Power:** NO

**Taxes:** \$56

**Seller Fees:** 135

Crescent Valley Nevada

Wide Open Spaces

- SIZE: 4.38+/- ac
- APN#: 007-25-04
- LEGAL DESCRIPTION: Crescent Valley Ranch and Farms Unit 2, Block 14, Lot 4
- STATE: Nevada
- COUNTY: Lander
- GENERAL LOCATION: Just SE of town of Crescent Valley. West side of highway between 11th & 12th street
- GPS(approx.): 40.3955, -116.6002 (NW Corner) ; 40.3955, -116.5977 (NE Corner) ; 40.3946, -116.5983 (SE Corner) ;  
40.3946, -116.6002 (SW Corner) ; 40.3951, -116.5990 (Center)
- GENERAL ELEVATION: approx. 4905'
- GENERAL INFORMATION: Camp, RV, build, Mobile, Modulares, site builds allowed. Check with the county for your intended usage.
- TYPE OF TERRAIN: level
- ZONING: residential
- POWER: nearby
- PHONE: unknown
- WATER: Must install well if you build

- SEWER: No. Only needed when/if you build.
- ROADS: paved-dirt
- PROPERTY TAX: approx. \$56 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: NONE
- TITLE INFORMATION: Free and clear
- If/when more info becomes available we will update listing

FINANCING INFO and PURCHASE INFO

Go to 1881.com Area Land page

## Seller Information



1881.com Investments  
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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.