



## 40 Acres

### \$35,000

#### Humboldt County, Nevada

[landresellers.com/properties/7f36e2f0a20](http://landresellers.com/properties/7f36e2f0a20)



## Property Details

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

**State:** Nevada

**County:** Humboldt County

**City:** Valmy

**Price:** \$35,000

**Total Acreage:** 40

**Property ID:** 40 ac SW Valmy (igpp)

**Property Address:** Valmy, NV

**APN:** 07-0691-05

**GPS:** 40.706958, -117.242934

**CCRs:** none

**Association Fees:** none

**Roads:** dirt-unimproved dirt

**Power:** NO

**Taxes:** \$145

**Seller Fees:** 135

### Rolling terrain in the Foothills of Buffalo Mountain

### Borders BLM lands to the West

no pics at this time (at the base of the mountains in the pics)

SIZE: 40+/- acres

APN# 07-0691-05

LEGAL DESCRIPTION: Lot 5 of Map of Division into Large Parcels prepared for Finance ALL, LLC, lying within Section 27, Township 33 North, Range 42 East, M.D.B. & M., recorded in the Office of the Humboldt County Recorder on November 12, 2010, as File No. 2010-6295, Humboldt County, Nevada

STATE: Nevada

COUNTY: Humboldt

GENERAL LOCATION: 30 Miles SE of Winnemucca. S-SW of Valmy. Between North Peak & Buffalo Mountain

GPS (approx): 40.706958 , -117.242934

GENERAL ELEVATION: 5000'-5500'

GENERAL INFORMATION: Mobile, Modulares, site builds allowed. Check with the county for your intended usage.

TYPE OF TERRAIN: rolling

ZONING: M-3

POWER: No

PHONE: No

WATER: no. must install well or holding tank.

SEWER: No. Only needed when/if you build.

ROADS: graded dirt

PROPERTY TAX: \$145 a year

CLOSING/DOC. FEES: \$135

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

Owner financing available.

No Qualifying. No Credit Checks.

Gps/lats/longs coordinates are provided as a tool to assist the Buyer.

Use the maps to confirm.

BUYER TO VERIFY listings' GPS coordinates

Go 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.