



**40 Acres**

**\$25,000**

**Elko County, Nevada**

landresellers.com/properties/20c5a28c18d



## Property Details

**Property Types:** Land, Recreational, Farms and Ranches

**State:** Nevada

**County:** Elko County

**City:** Elko

**Price:** \$25,000

**Total Acreage:** 40

**Property ID:** 40 ac near RVR

**Property Address:** Columbia river road, Elko, NV

**APN:** 006-55G-013

**GPS:** 40.996081753289, -115.51417691269

**CCRs:** none

**Roads:** Dirt/unimproved dirt

**Power:** no

**Taxes:** \$85

**Seller Fees:** 135

### 40 acres in the Hills

### near the North Fork of the Humboldt River

### 3/4-1 mile from Humboldt River

- SIZE: 40+/- acres
- APN#: 006-55G-013
- LEGAL DESCRIPTION: T36N, R57E, M.D.M. Sec 23; SWNE4
- STATE: Nevada
- COUNTY: Elko
- GENERAL LOCATION: 3 miles North of IH 80 1/3rd mile East of Columbia River Road.
- GPS (approx.): NW: 40.9966 , -115.5154 ; NE: 40.9966 , -115.5106 ; SE: 40.9931 , -115.5105 ; SW: 40.9931 , -115.5154
- GENERAL ELEVATION: 5350 ft- 5450 ft.
- GENERAL INFORMATION: Between Hills. rolling, sloping level areas various types of terrain. No Restrictions. Camp, RV, build, mobile modulares, allowed. Animals ok.
- TYPE OF TERRAIN: Rolling
- ZONING: open
- POWER: no
- PHONE: no
- WATER: no. you would need to install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$85 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- TITLE INFORMATION: Free and clear
- Area Info : Elko County Info Link
- 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
- FINANCING INFO and PURCHASE INFO

## Seller Information



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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.