



## 40.05 Acres

### \$19,900

#### Pershing County, Nevada

[landresellers.com/properties/1ab73c79eef](http://landresellers.com/properties/1ab73c79eef)



## Property Details

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

**State:** Nevada

**County:** Pershing County

**City:** Lovelock

**Price:** \$19,900

**Total Acreage:** 40.05

**Property ID:** coal canyon 4

**Property Address:** Coal Canyon Road, Lovelock, NV

**APN:** 015-330-04

**GPS:** 40.0864, -118.198837

**Roads:** Paved

**Taxes:** \$85

**Seller Fees:** 135

coal canyon road

Real Estate \*Land

Pershing County Nevada

### Coal Canyon Road paved road frontage

- SIZE: 40.05 +/- acres
- APN#: 015-330-04
- LEGAL DESCRIPTION: parcel 4 of Parcel Map for Greater Nevada Ranches, LLC Sec. 31, T26N, R34E, File # 354551
- STATE: Nevada
- COUNTY: Pershing
- GENERAL LOCATION: about 17 miles south of IH 80 west side of Coal Canyon Road
- GPS (approx. ): NE @ rd: 40.08640 , -118.198837 ; SE @ rd: 40.08450 , -118.19847 ; SW: 40.08448 , -118.20705 ; NW: 40.08637 , -118.20709
- GENERAL ELEVATION: 4150'
- GENERAL INFORMATION: Borders BLM to the North. wide open parcel with no restrictions . Borders paved part of coal canyon road. Road already into property
- TYPE OF TERRAIN: level- rolling
- ZONING: check with the county for your intended usage
- POWER: No
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: Paved
- PROPERTY TAX: \$85 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Request plat map be sure to state the address or description of the map you want.
- TITLE INFORMATION: Free and clear
- Outside Info Links:
- AREA INFO: Pershing County info
- 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

## 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.