



## 10 Acres

### \$39,995

#### Humboldt County, Nevada

landresellers.com/properties/789b53c9de4



## Property Details

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

**State:** Nevada

**County:** Humboldt County

**City:** Winnemucca

**Zip:** 89445

**Price:** \$39,995

**Total Acreage:** 10

**Property ID:** C-2024019

**Property Address:** HWY 95, Winnemucca, NV, 89445

**APN:** 06-0342-20

**Dimensions:** 469.2' X 897' X 461.02' X 996.08

**GPS:** 41.153756, -117.683476

**CCRs:** None

**Association Fees:** None

**Roads:** Paved

**Time Limit to Build:** None

**Taxes:** \$65

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This ten acre parcel is located directly on HWY 95 just north of Winnemucca, Nevada. It would make for a spacious homesite with easy access. It could also be used as a potential billboard lot with room for a few. Being zoned M-3, in addition to residential it can be used for agricultural and livestock activities, a campground, and more. Among others, a conditional use of this property includes commercial uses. Now is the time to invest. Parcels of this size in this area on the highway do not come available very often.

### 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 "B" of Record of Survey / Boundary Line Adjustment Map prepared for Sid D Ferris & Diane R Severino, lying within the Southeast Quarter (SE 1/4) of Section 22, Township 38 North, Range 38 East, M.D.B.&M., recorded in the office of the Humboldt County Recorder on December 27, 1995, as file No. 361440, Humboldt County Nevada.

APN: 06-0342-20

Dimensions: 469.2' X 897' X 461.02' X 996.08

Size: 10 Acres

### GPS: Approximate GPS Coordinates

41.154434, -117.685029 (NW Corner)

41.154381, -117.681772 (NE Corner)

41.153116, -117.681794 (SE Corner)

41.153180, -117.685413 (SW Corner)

41.153756, -117.683476 (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-2024019 BTTTT

*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  
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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...