

20 Acres Just South of Crescent Valley - Great Road Access - No Building Restrictions - RV's Allowed



19.95 Acres

\$39,995

Eureka County, Nevada

landresellers.com/properties/178bc7c0300



Property Details

Property Types: Land, Residential, Recreational

State: Nevada

County: Eureka County

City: Crescent Valley

Zip: 89821

Price: \$39,995

Total Acreage: 19.95

Property ID: C-2024024

Property Address: Crescent Valley, NV, 89821

APN: 003-141-07

Dimensions: 662.92' X 1330.35' X 664.51' X 1329.64'

GPS: 40.36022, -116.5887

Subdivision: CVR&F

Unit: 5

Lot: 7

CCRs: None

Association Fees: None

Roads: Good Gravel

Time Limit to Build: None

Taxes: \$55

RV Policies: Allowed

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Now available, a 20 parcel is located just south of Crescent Valley and one mile east of HWY 306. There is great road access to the property off of the HWY or from town on Cortez Way. You can drive right to this spacious lot with great views and clean air. At nearly 20 acres, this is a great lot to build or bring your home. There are no building restrictions so you can let your imagination guide you. RV Living is allowed! It is the perfect parcel for the off-grid lifestyle.

Crescent Valley

Crescent Valley is an unincorporated community located along the western border of Eureka County, less than 20 miles south of Interstate 80. The community was developed to provide housing for workers in the area mines and has continued to grow throughout the years. With affordable housing, Crescent Valley is the preferred place to live vs busing in from the northern towns. For recreation near town, the dirt hills and ditches on the outskirts of Crescent Valley are the perfect terrain to enjoy dirt biking and ATV riding.

Eureka County

Located in north central Nevada, Eureka County is one of the least populated counties in the state. The entire county is composed of just three towns, Eureka, Beowawe, and Crescent Valley. With elevations ranging from 4000-10631 feet the air is clean and the views are spectacular. Mild temperatures, along with the surrounding mountains and the Humboldt River, make Eureka County an outdoor playground. The outdoor enthusiast will never lack for activity. Hunting, fishing, hiking, swimming and much more are all readily available.

Land Information:

Legal: CVR&F Unit 5 Lot 7 AKA Township 29N, Range 48E Section 2 S1/2 NW 1/4 NW 1/4

APN: 003-141-07

Dimensions: 662.92' X 1330.35' X 664.51' X 1329.64'

Size: 19.95 Acres

GPS: Approximate GPS Coordinates

40.36118, -116.59107 (NW Corner)

40.36115, -116.58629 (NE Corner)

40.35932, -116.58630 (SE Corner)

40.35936, -116.59107 (SW Corner)

40.36022, -116.58870 (Center)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.

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.

Document preparation fee: \$299

C-2024024 NBBE

Seller Information



**GOVERNMENT
LAND SALES**

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