



**200 Acres**

**\$169,000**

**Lander County, Nevada**

landresellers.com/properties/4910ea3f56d



## Property Details

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

**State:** Nevada

**County:** Lander County

**City:** Crescent Valley

**Price:** \$169,000

**Total Acreage:** 200

**Property ID:** Lander 200

**Property Address:** Hill Top Road, Crescent Valley, NV

**APN:** 007-250-39

**GPS:** 40.34558, -116.70771

**Roads:** Dirt graveled

**Seller Fees:** 135

Crescent Valley Beowawe Battle Mountain 200 Acres Hilltop Road Surrounded by BLM lands

Land for sale

- **SIZE:** 200 +/- acres
- **APN#:** 007-250-39
- **LEGAL DESCRIPTION:** T29N, R47E, section 31 NE4; NE4SE4
- **STATE:** Nevada
- **COUNTY:** Lander
- **GENERAL LOCATION:** 7 miles SW of town of Crescent Valley. 4 miles West of 306, just North of Hilltop Road.
- **DRIVING DIRECTIONS:** From Crescent Valley take hwy 306 South for 5.5 miles to Hilltop Road turn right (West). Go 3.9 miles turn right. Property starts 1/4 mile after you turn off Hill Top Road.
- **GENERAL ELEVATION:** 6200-6400ft
- **GPS (approx.):** NW: 40.34846, -116.71714 ; NE: 40.34844 , -116.70765 ; SE: 40.33756 , -116.70771 ; SW: 40.33756 , -116.71244 ; South Rd.: 40.33757 , -116.70856 ; Mt. rd NE: 40.34558 , -116.70771 ; North boundary roads: E: 40.34843, -116.71298 ; W: 40.34844 , -116.71422
- **GENERAL INFORMATION:** Property surrounded by BLM lands on all sides. This parcel Surrounded by and encompasses hills and mountains with incredible mountain views. this property consists of a variety of terrain as well as some old mine diggins. A very good dirt/rock road traverses the length of the property. Private and secluded. Borders BLM to the North.
- **TYPE OF TERRAIN:** level-rolling-sloping
- **ZONING:** rural- grazing
- **POWER:** No
- **PHONE:** No
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$24 a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **MORE PICTURES**
- **PLAT MAP:** Request Plat Map by email. Please make sure you specify for what property
- **TITLE INFORMATION:** Free and clear
- **AREA INFO:** Crescent Valley outside 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**

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