



**6.35 Acres**

**\$34,995**

**Lander County, Nevada**

landresellers.com/properties/188c58f0d14



## Property Details

**Property Types:** Land, Commercial

**State:** Nevada

**County:** Lander County

**City:** Austin

**Zip:** 89310

**Price:** \$34,995

**Total Acreage:** 6.35

**Property ID:** C-2025022

**Property Address:** 10371 STATE ROUTE 376, Austin, NV, 89310

**APN:** 004-033-01

**GPS:** 39.265147, -117.015369

**Subdivision:** Gillman Springs Ranch

**Lot:** D & E

**CCRs:** None

**Association Fees:** None

**Roads:** Paved

**Power:** Yes - Available

**Time Limit to Build:** None

**Taxes:** \$55

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Two adjacent lots totaling 6.35 acres zoned limited commercial. They are located directly on HWY 376 in Gillman Springs, Nevada. Power is available to the lots

### Gillman Springs

Gillman Springs is located in Lander County approximately 23 Miles south of Austin and about 40 miles north of the Hadley/Round Mountain area. Far from city life, but reasonably close to needed services and stores, Gillman Springs is situated at the base of the Toiyabe Mountains in Smoky Valley. The views are spectacular. Great location for the outdoorsman providing opportunities for camping, hiking, hunting and fishing.

### Lander County

Lander County was created in 1862 and was one of the original 11 counties of Nevada when statehood was granted in 1864. Since then, three other counties were formed from it, Elko, Eureka, and White Pine counties. With less than 6,000 residents county wide, Lander county has more room to enjoy and explore the outdoors than some of the other counties in the state. You can explore old western towns like Austin and the county seat, Battle Mountain. Or just make your way into the mountains to enjoy some peace and quiet.

### Land Information:

Legal: Parcels D and E, as shown on the Map of Gillman Springs Ranch, filed in the office of the Lander County Recorder, September 29, 1972, as file No. 72237

Excepting Therefrom, an undivided one-half interest in all oil, gas, minerals and mineral rights whether metallic or not metallic in Harriet T. Beard, recorded September 27, 1967, in Book 22, page 340, Lander County Recorder.

APN: 004-033-01

Size: 6.35 Acres

### GPS: Approximate GPS Coordinates

39.2666656, -117.0157561 (NW Corner)

39.2665180, -117.0144541 (NE Corner)

39.2631897, -117.0161437 (SE Corner)

39.2632032, -117.0167112 (SW Corner)

**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-2025022 CRTB

*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  
LAND SALES**

Government Land Sales  
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