

# Corner of HWY 290 & Paved Godchaux Road- 9 Acres - HWY Frontage - Paradise Valley Near Winnemucca



**8.89 Acres**

**\$29,995**

**Humboldt County, Nevada**

landresellers.com/properties/06735efd138



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Humboldt County  
**City:** Paradise Valley  
**Zip:** 89445  
**Price:** \$29,995  
**Total Acreage:** 8.89  
**Property ID:** C-2024016  
**Property Address:** Hwy 290 & Godchaux, Paradise Valley, NV, 89445

**APN:** 06-0101-14  
**Dimensions:** 720' X 185' X 650' X 462' X 450'  
**GPS:** 41.29355, -117.669048  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Paved  
**Power:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$80

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This nearly nine acre parcel is located at the corner of State HWY 290 and paved Godchaux Road in the Paradise Valley Ranchos north of Winnemucca, Nevada. It would make for a spacious homesite with easy access. There is power available. Now is the time to invest. Parcels in this area with this kind of access 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: All of that property bordering the South side of State Hwy 8B situated in the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 2, Township 39 North, Range 38 East, M.D.B.&M., as recorded in official records of Humboldt County Nevada.

APN: 06-0101-14

Dimensions: 720' X 185' X 650' X 462' X 450'

Size: 8.89 Acres

### GPS: Approximate GPS Coordinates

41.294564, -117.668691 (NW Corner)

41.294564, -117.668014 (NE Corner)

41.292794, -117.668020 (SE Corner)

41.292791, -117.669655 (SW Corner)

41.293359, -117.670923 (Intersection Corner)

41.293550, -117.669048 (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-2024016 BCRHT

*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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