



10 Acres

\$35,000

Pershing County, Nevada

landresellers.com/properties/5bc54c5360c



Property Details

Property Types: Land, Residential

State: Nevada

County: Pershing County

City: Rye Patch

Price: \$35,000

Total Acreage: 10

Property ID: 1255 wildhorse HRRR

Property Address: 1255 Wildhorse Canyon, Rye Patch, NV

APN: 010-040-07

GPS: 40.49153, -118.25321

Association Fees: 225

Roads: graded gravel rock base

Power: at road

Taxes: \$160

Seller Fees: 135

Real Estate * Land

Pershing County Nevada

Scenic parcel with Huge Views Rye Patch Reservoir & Humboldt River Valley Base of the Humboldt Mountains

- **SIZE:** 10.01+/- acres
- **APN#:** 010-040-07
- **LEGAL DESCRIPTION:** Lot 34 on Parcel Map #150764, Sec. 3, T30N, R33E, MDB&M
- **STATE:** Nevada
- **COUNTY:** Pershing
- **GENERAL LOCATION:** 1255 Wildhorse Canyon Dr. East of IH 80 & Rye Patch Reservoir. Near Humboldt River Ranches
- **GPS (approx.):** 40.49153 , -118.25321
- **GENERAL ELEVATION:** 4550'
- **GENERAL INFORMATION:** Several dry gullies on property. Several building sites. If you want to build on the high point you would probably need a culvert to cross gully. Rolling heading into the mountains. Near BLM lands.
- **TYPE OF TERRAIN:** rolling
- **ZONING:** Residential .check with the county for your intended usage
- **POWER:** at road
- **PHONE:** at road, must confirm
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$160 a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** \$225 goes to road maintenance
- **PLAT MAP:** Request plat map be sure to state the address or description of the map you want.
- **TITLE INFORMATION:** Free and clear
- **Outside Info Links:**
- **AREA INFO:** Pershing County info
- **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**
- **FINANCING INFO and PURCHASE INFO**

Seller Information



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