



## 40 Acres

### \$49,500

#### Elko County, Nevada

landresellers.com/properties/741df07b71c



## Property Details

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

**State:** Nevada

**County:** Elko County

**City:** Elko

**Price:** \$49,500

**Total Acreage:** 40

**Property ID:** LCR 1-12-40ac

**Property Address:** Elko, NV

**APN:** 013-012-012

**GPS:** 40.818061969231, -115.68990880489

**Subdivision:** Last Chance Ranch

**Unit:** 1

**Block:** --

**Lot:** 12

**Power:** No

**Taxes:** \$120

**Seller Fees:** 135

Near Elko

and Spring Creek

Last Chance Ranch

**Own both sides of the mountain & the saddle**

- SIZE: 40 +/- acres
- APN#: 013-012-012
- LEGAL DESCRIPTION: LCR Unit 1, File 2351; Rancho 12, 40A
- STATE: Nevada
- COUNTY: Elko
- GENERAL LOCATION: Just South of Elko
- GPS (approx.): NW: 40.8182 , -115.69 ; SW: 40.8145 , -115.69 ; SE: 40.8145 , -115.6853 ; NE: 40.8181 , -115.6583
- DRIVING DIRECTIONS: Take Diamond Ave. to the West, past 1st street.
- GENERAL ELEVATION: 6000-6260 ft.
- GENERAL INFORMATION: Huge parcel near Elko. on both sides of the mountain. Incredible Views of Elko to the North, Spring Creek and Ruby Mountains to the South.
- TYPE OF TERRAIN: level-rolling to steep
- ZONING: residential
- POWER: No
- PHONE: no
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$120 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: # 12 on PLAT MAP
- TITLE INFORMATION: Free and clear
- FINANCING INFO and PURCHASE INFO

**MORE PICS page 2 , MORE PICS page 3**

Go to to 1881.com Last Chance Ranch land page

### **Last Chance Ranch**

Units 1, and 2 are located approx. 8 miles East of Elko, Nevada. From Elko Take Hwy 227 South towards Spring Creek and the Ruby Mountains. Proceed approx 8 miles to the 4 way stop light. Turn left on Spring Creek Valley Rd. Proceed to Holiday Road, turn Left. Follow Holiday Road to a cattle guard. Go over cattle guard and immediately turn right, on Lovelock. Go about 100-150 feet and turn left, you will be heading towards some large hills. In a quarter mile the road veers left and takes you between the 2 hills. After the hills the land flattens out and you are on a good dirt road. You cross under power lines and come to a 4 way junction in the road. Unit 1 is straight ahead. Unit 2 Turn Right, You are now on Imlay road. (See maps for further directions). Pinons and Cedars are the predominant trees. Massive views of the Ruby Mountains and The Community of Spring Creek. Power is in the area. Quiet and secluded.

**Last Chance Ranch Unit 3** Is just off of Last Chance Road near the City Limits of Elko. Access to Unit 3 is From Elko.

## Seller Information



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1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.