



4.98 Acres

\$37,500

Humboldt County, Nevada

landresellers.com/properties/2abb20e1c26



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Humboldt County
City: Paradise Valley
Zip: 89445
Price: \$37,500
Total Acreage: 4.98
Property ID: C-2023017
Property Address: Paradise Ranchos Drive,
Paradise Valley, NV, 89445

APN: 06-0156-08
GPS: 41.252256, -117.66867
Association Fees: None
Roads: Paved
Power: Yes
Water: Well Needed
Sewer: Septic Needed
Time Limit to Build: None
Taxes: \$70

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This five acre corner lot is located on the only paved road in the Paradise Valley Estates north of Winnemucca, and has power to the lot. This is the perfect location to build your home or use it as a getaway space to enjoy some peace and quiet. This parcel is accessible with a 2WD (being on a paved road). This bedroom community features wonderful lot sizes, great views, and wide-open spaces. Paradise Valley is a picturesque gateway to the Santa Rosa Mountains. This lot is perfect to build your house or cabin, or just use it as a home base for your area recreational activities.

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: Parcel "D" as shown on that certain parcel map for Don W & Treva Statter, lying within Section 14, Township 39 north, Range 38 east, M.D.B.&M., recorded in the office of the Humboldt County Recorder on November 24, 1975, as file no. 171139, Humboldt County, Nevada.

APN: 06-0156-08

Size: 4.98 Acres

GPS: Approximate GPS Coordinates

41.253116, -117.669266 (NW Corner)

41.253103, -117.668005 (NE Corner)

41.251375, -117.668000 (SE Corner)

41.251388, -117.669263 (SW Corner)

41.252256, -117.668670 (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-2023017 BHHTT

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**

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