



**0.438 Acres**

**\$12,500**

**Lander County, Nevada**

landresellers.com/properties/a84ed89822b



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Lander County  
**City:** Crescent Valley  
**Price:** \$12,500  
**Total Acreage:** 0.438  
**Property ID:** lander cvrf2-24-4 (eppp)  
**Property Address:** Hwy 306 - Corral Way, Crescent Valley, NV  
**APN:** 007-275-04  
**GPS:** 40.3951, -116.599

**Subdivision:** Crescent Valley Ranch & Farms  
**Unit:** 2  
**Block:** 14  
**Lot:** 4  
**CCRs:** none  
**Association Fees:** none  
**Roads:** paved & dirt  
**Power:** NO  
**Taxes:** \$56  
**Seller Fees:** 135

Crescent Valley Nevada

Wide Open Spaces

- SIZE: 4.38+/- ac
- APN#: 007-25-04
- LEGAL DESCRIPTION: Crescent Valley Ranch and Farms Unit 2, Block 14, Lot 4
- STATE: Nevada
- COUNTY: Lander
- GENERAL LOCATION: Just SE of town of Crescent Valley. West side of highway between 11th & 12th street
- GPS(approx.): 40.3955, -116.6002 (NW Corner) ; 40.3955, -116.5977 (NE Corner) ; 40.3946, -116.5983 (SE Corner) ;  
40.3946, -116.6002 (SW Corner) ; 40.3951, -116.5990 (Center)
- GENERAL ELEVATION: approx. 4905'
- GENERAL INFORMATION: Camp, RV, build, Mobile, Modulares, site builds allowed. Check with the county for your intended usage.
- TYPE OF TERRAIN: level
- ZONING: residential
- POWER: nearby
- PHONE: unknown
- WATER: Must install well if you build

- SEWER: No. Only needed when/if you build.
- ROADS: paved-dirt
- PROPERTY TAX: approx. \$56 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: NONE
- TITLE INFORMATION: Free and clear
- If/when more info becomes available we will update listing

FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) Area Land page

## Seller Information



1881.com Investments  
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