



0.67 Acres

\$12,995

Eureka County, Nevada

landresellers.com/properties/c7bb1ccfc52



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Eureka County
City: Crescent Valley
Zip: 89821
Price: \$12,995
Total Acreage: 0.67
Property ID: C-2022007
Property Address: 1047 Shoshone Ave, Crescent Valley, NV, 89821
APN: 002-014-13
Dimensions: 90.13' X 300' X 105' X 300.3'
GPS: 40.41918, -116.589751

Subdivision: Crescent Valley Ranch and Farms
Unit: 1
Block: 8
Lot: 5
CCRs: None
Association Fees: None
Roads: Good Gravel
Power: Available
Water: Yes - Available
Time Limit to Build: None
Taxes: \$25
RV Policies: Allowed

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Nice level lot on the corner of Shoshone Avenue and Second Street in a quiet portion of the Crescent Valley Townsite. Power is one pole away and city water is available. This lot has survey pins in place. This nearly 3/4 acre lot is in a great, quiet location in the northwestern part of town and has great views. With no building restrictions you can let your imagination guide you. Photos are of actual lot.

Crescent Valley

Crescent Valley is an unincorporated community located along the western border of Eureka County, less than 20 miles south of Interstate 80. The community was developed to provide housing for workers in the area mines and has continued to go throughout the years. With affordable housing, Crescent Valley is the preferred place to live vs busing in from the northern towns. For recreation near town, the dirt hills and ditches on the outskirts of Crescent Valley are the perfect terrain to enjoy dirt biking and ATV riding.

Eureka County

Located in north central Nevada, Eureka County is one of the least populated counties in the state. The entire county is composed of just three towns, Eureka, Beowawe, and Crescent Valley. With elevations ranging from 4000-10631 feet the air is clean and the views are spectacular. Mild temperatures, along with the surrounding mountains and the Humboldt River, make Eureka County an outdoor playground. The outdoor enthusiast will never lack for activity. Hunting, fishing, hiking, swimming and much more are all readily available.

Land Information:

APN: 002-014-13

Legal: Crescent Valley Ranch and Farms Unit 1 Block 8 Lot 5

Address: 1047 Shoshone Ave Crescent Valley NV 89821

Size: .67 Acres

Dimensions: 90.13' X 300' X 105' X 300.3'

GPS: Approximate GPS Coordinates

40.419588, -116.589928 (NW Corner)

40.419590, -116.589547 (NE Corner)

40.418774, -116.589595 (SE Corner)

40.418777, -116.589977 (SW Corner)

40.419180, -116.589751 (Center)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.

Document preparation fee: \$299

C-2022007 - HRHT

Seller Information



**GOVERNMENT
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510 E 44th St
Boise, ID 83714

208-991-4644
todd@govlandsales.com

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