

**x002414500 (14.3,,1,23 USD)**



Location **Nevada**  
<https://www.genclassifieds.com/x-435299-z>

Three adjoining 4.77 acre lots (total of 14.3 acres) for sale 11.2 miles SE of Elko, Nevada sitting in the foothills of Battle Mountain. It's about 3 hours W of Salt Lake City, Utah and 5 hours east of Reno and only a couple miles off Interstate 80 in Cowboy Country. It is a gentle rolling hill covered in tall sage brush, grass and some wild flowers blooming in the spring sunshine sprinkled about. It is near the confluence of two rivers, the Humboldt and the Reese.

The town is in the Humboldt valley between the Shoshone Range to the southeast, the Battle Mountains to the southwest and the Sheep Creek Range across the Humboldt to the north.

This would be a great piece of land for someone looking to build a home or someone interested in investing in land located very close to Elko which continues to grow! It would also be ideal for a cabin or for RVing.

The climate is very mild with little precipitation. Winter days are seldom below freezing and average daytime temperatures in the summer are in the 70's. With mountain views all round, this is a truly ideal piece of America.

## Legal Description

Elko County, Nevada 89801

LAST CHANCE RANCH INC UNIT NO 1 FILE 2351, Lots 6, 7 & 8, Block J, LOCATED IN THE SW4SE4 OF SECTION 16, TOWNSHIP 34N, RANGE 56E, MDB&M

**GPS Coordinates:** 40.8285, -115.6679

Accession Number: 010036006, 007, 00



Free Web Price

The CBA purchase price for this property was \$1500.00 including fees or transfer fees. C

financing available as follows (for example):

<a href="#">https://www.ford.com</a>	<a href="#">https://www.ford.com</a>	<a href="#">https://www.ford.com</a>	<a href="#">https://www.ford.com</a>	<a href="#">https://www.ford.com</a>
Payment Options: \$500.00 Down and \$300.00 per month. Loan initiation fee of \$250 and monthly loan maintenance fee of \$10 apply to owner financing.	Payment Options: \$500.00 Down and \$300.00 per month. Loan initiation fee of \$250 and monthly loan maintenance fee of \$10 apply to owner financing.	Payment Options: \$500.00 Down and \$300.00 per month. Loan initiation fee of \$250 and monthly loan maintenance fee of \$10 apply to owner financing.	Payment Options: \$500.00 Down and \$300.00 per month. Loan initiation fee of \$250 and monthly loan maintenance fee of \$10 apply to owner financing.	Payment Options: \$500.00 Down and \$300.00 per month. Loan initiation fee of \$250 and monthly loan maintenance fee of \$10 apply to owner financing.

## Property Size

14.3 Acres (662,908 Sq. Ft.)



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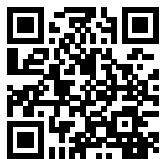
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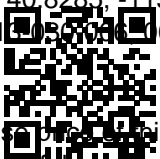
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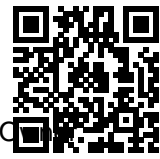
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#### Property Restrictions

There are no time limits to build on this property. For more information feel free to contact Elko County Planning Department.

#### Title Information

This parcel was purchased free and clear of any liens.