

**x00242950 (2., USD)**



Location **Nevada**  
<https://www.genclassifieds.com/x-435300-z>

### 2.27 Acres Land, Last Chance Ranch Unit 1, Elko County, NV

2.27 acres land for sale 33 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, Lot 12, Block P, LOCATED IN THE SW4SE4 OF  
 S36E34N TOWNSHIP 36N RANGE 5E B&M

Coordinates: 40.648, -74.5313  
Parcel Number: 016-0660-2



Property Price

The CASH purchase price of this property is \$2,950.00 less recording fees and transfer fees. Other financing available as follows (for example):

Payment Options with \$99.00 Down and \$99.00 per month for 36 months. Loan initiation fee of \$250 and Monthly loan maintenance fee of \$10 apply to owner financing.

## Property Size

x00242950

X00Z4Z330

X00Z4Z350

X00242950

X00242950

x00242950



<https://www.genclassifieds.com/x-435300-z>



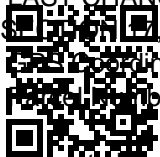
<https://www.genclassifieds.com/x-435300-z>



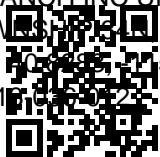
<https://www.genclassifieds.com/x-435300-z>



<https://www.genclassifieds.com/x-435300-z>



<https://www.genclassifieds.com/x-435300-z>



has been  
le as  
s with  
inter



35306-z



35300-Z  
100-N



39300-Z



35300-Z

x00242950

---

2.27 Acres (98,881 Sq. Ft.)

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.

Subdivision Information

There is a county road running right past the property. Nearby BLM lands can be used for recreational purposes. See pictures for a map to the property from Elko, NV.

Property Tax

Property taxes are minimal in this area. Property taxes will be current at the time of sale.

Conveyance Documents

Closing will be with a Warranty Deed.

Closing Fees and Information

No other fees are assessed upon closing for cash transactions. The only yearly fees are the very low property taxes. We accept Credit Cards, Money Orders, Cashiers Checks, Wire Transfers, Personal Checks.

Nearby Cities

Driving distances are as follows:

Elko: 35 minutes (33 miles)

Salt Lake City: 3.5 hours

Reno: 4.5 hours

Las Vegas: 6 hours

The City of Elko, NV

The city of Elko is a short drive from the property. Elko has one of the lowest unemployment rates in the country. Elko is a bustling little city, offering a wide variety of services and amenities to visitors. Don't expect to find a room at Basque Festival time or during the Cowboy Poetry Gathering unless you've booked well in advance, but at most other times of the year you'll find motel rooms readily available. Restaurants range from the homespun to the elegant from The Coffee Mug near the center of the city, say, to Misty's at the Red Lion. You can take Nevada Route 225 north to Wild Horse Reservoir, Mountain City, and Owyhee. Nevada Route 227 leads southwest to Spring Creek, South Fork State Park, Lamoille, and the magnificent Ruby Mountains.

Elko, Nevada has been termed "a small town in splendid isolation." Not long ago, it was named "Best Small Town in America."

Sitting at an elevation of more than 5,000 feet, Elko is known as "Nevada with Altitude," a moniker to

---

which it truly lives up. The thriving northeastern, Nevada city is bordered by the towering, snow-capped Ruby Mountains, often called the Alps of, Nevada, and the lush, glacier-carved Lamoille Canyon. And that means there's no shortage of outdoor activities to enjoy, everything from down-and-dirty ATVing to out-of-this-world heli-skiing. Within minutes of downtown Elko, visitors can enjoy rock climbing, mountain biking, hiking, hunting, fishing or backpacking-- and that's just the start. Elko's humble beginning came in 1869, when it was established as a railroad site town. It quickly became home to rail workers and their families., Nevada's first high school opened in Elko in 1885, and the University of, Nevada welcomed its first students there in 1874 before moving to Reno 11 years later.

Elko is where, Nevada's real cowboys work and play, and the Wild West spirit is catching. Cowboys from across the nation flock to Elko every January for the National Cowboy Poetry Gathering, a celebration of the cowboy lifestyle and the rural West. But the events in Elko go beyond its Western roots. Every July is the annual National Basque Festival, a nod to the rich Basque history and culture both in, Nevada and across the country. The festival is a raucous family event with traditional food and wine, dancing and even a ceremonial running of the bulls. And for Basque food anytime, Elko's authentic Basque restaurants always hit the spot. Other much-anticipated events in Elko include the Silver State Stampede, Motorcycle Jamboree and the county fair.

Today, visitors to Elko can explore, Nevada's roots in mining, ranching and native culture with a stop at the Northeastern, Nevada Museum, the Western Folklife Center or the Sherman Station Visitor's Center. And for a real treat, check out Capriola's. It's one the most famous saddle-making companies in the world, and visitors can browse the array of rich leather goods and even watch saddle-makers at work.