



## 4.77 Acres

### \$8,495

#### Lander County, Nevada

[www.governmentlandsales.us/properties/664c2e0841f](http://www.governmentlandsales.us/properties/664c2e0841f)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Lander County  
**City:** Crescent Valley  
**Zip:** 89821  
**Price:** \$8,495  
**Total Acreage:** 4.77  
**Property ID:** C-2021019  
**Property Address:** Crescent Valley, NV, 89821  
**APN:** 007-266-11

**Dimensions:** 330' X 630'  
**GPS:** 40.4019, -116.5973  
**Subdivision:** Crescent Valley  
**Unit:** 2  
**Block:** 6  
**Lot:** 10  
**CCRs:** None  
**Association Fees:** None  
**Time Limit to Build:** None  
**Taxes:** \$30

This lot is located less than 1/2 mile south of Crescent Valley and about 650 feet off paved HWY 306. This is a spacious residential lot with great views and clean air. 4.77 acres is a huge lot and is close to town but far enough away you don't feel like you are in town. Choose to live off-grid. 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.

### Lander County

Lander County was created in 1862 and was one of the original 11 counties of Nevada when statehood was granted in 1864. Since then, three other counties were formed from it, Elko, Eureka, and White Pine counties. With less than 6,000 residents county wide, Lander county has more room to enjoy and explore the outdoors than some of the other counties in the state. You can explore old western towns like Austin and the county seat, Battle Mountain. Or just make your way into the mountains to enjoy some peace and quiet.

### Land Information:

Legal: Crescent Valley Unit 2 Block 6 Lot 10

APN: 007-266-11

Size: 4.77 Acres

Dimensions: 330' X 630'

GPS: Approximate GPS Coordinates

40.4027, -116.5979 (NW Corner)

40.4027, -116.5967 (NE Corner)

40.4010, -116.5967 (SE Corner)

40.4010, -116.5979 (SW Corner)

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

Document preparation fee: \$299

Property ID: C-2021019 ETTT

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...