



**4.77 Acres**

**\$14,995**

**Eureka County, Nevada**

[www.governmentlandsales.us/properties/5f3c927a201](http://www.governmentlandsales.us/properties/5f3c927a201)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Nevada

**County:** Eureka County

**City:** Crescent Valley

**Zip:** 89821

**Price:** \$14,995

**Total Acreage:** 4.77

**Property ID:** C-2021017

**Property Address:** 426 Rocky Lane, Crescent Valley, NV, 89821

**APN:** 003-032-07

**Dimensions:** 330' X 630'

**GPS:** 40.38209, -116.58414

**Subdivision:** Crescent Valley Ranch and Farm

**Unit:** 3

**Block:** 11

**Lot:** 6

**CCRs:** None

**Association Fees:** None

**Roads:** Good Gravel

**Time Limit to Build:** None

**Taxes:** \$20

**RV Policies:** Allowed

Conveniently located just south of the Crescent Valley Townsite on Cortez Way and Rocky Lane, you can drive right to this spacious residential lot with great views and clean air. At 4.77 acres this is a huge lot and since it is split but the road you may be able to split into two large 2+ acre parcels (keep one for yourself and sell the other one to recover your investment). This lot is close to town but far enough away you don't feel like you are in town. Choose to live off-grid and build what you would like, or bring your home. There are no building restrictions so you can let your imagination guide you on this off-grid dream property. The photos are of the actual lot and of both sides of Cortez Way.

### 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:

Legal: Crescent Valley Ranch and Farm #3 Block 11 Lot 6

APN: 003-032-07

Size: 4.77 Acres

Dimensions: 330' X 630'

GPS: Approximate GPS Coordinates

40.38288, -116.58474 (NW Corner)

40.38288, -116.58355 (NE Corner)

40.38115, -116.58355 (SE Corner)

40.38115, -116.58474 (SW Corner)

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

Document preparation fee: \$249

C-2021017 AHTT

## Seller Information



Government Land  
Sales  
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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...