



4.92 Acres

\$19,995

Humboldt County, Nevada

www.governmentlandsales.us/properties/b95e561a13e



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Humboldt County
City: Paradise Valley
Zip: 89445
Price: \$19,995
Total Acreage: 4.92
Property ID: C-2023016
Property Address: Beretta Drive, Paradise Valley, NV, 89445

APN: 06-0498-31
Dimensions: 327' X 655'
GPS: 41.282443, -117.604477
CCRs: None
Association Fees: None
Roads: Good Gravel
Power: Yes
Time Limit to Build: None
Taxes: \$50

This five acre parcel is located off the 101 Ranch Road in a more secluded section of the Paradise Valley Estates, about 18 miles north of Winnemucca, NV. This parcel is accessible with a 2WD vehicle and has power in the rear. This bedroom community features wonderful lot sizes, great views, and wide-open spaces. Paradise Valley is a picturesque gateway to the Santa Rosa Mountains. This lot is perfect to build your house or cabin, or just use it as a home base for your area recreational activities.

Winnemucca

As a thriving gold and silver mining town, Winnemucca lies at the half way point between San Francisco and Salt Lake City. This high desert city is full of classic charm. The historic downtown area is interspersed with delightful boutiques, restaurants, pubs and the hometown businesses that serve the community. There is also 24-hour gambling if you have the desire.

This area is loaded with outdoor recreational opportunities. There is fabulous hiking and biking, as well as thousands of miles of off-road ATV trails.

Land Information:

Legal: Parcel "C" of that certain Parcel Map for Edwin E & Gordon E Cadd, being the south half (S 1/2) of the northwest quarter (NW 1/4) of the southeast quarter (SE 1/4) of the southeast quarter (SE 1/4) of section 5, township 39 north, range 39 east, M.D.B.&M., recorded in the office of the Humboldt County Recorder on August 2, 1988, under file no. 293511, Humboldt County, Nevada.

APN: 06-0498-31

Dimensions: 327' X 655'

Size: 4.92 Acres

GPS: Approximate GPS Coordinates

41.282889, -117.605652 (NW Corner)

41.282891, -117.603329 (NE Corner)

41.281980, -117.603326 (SE Corner)

41.281982, -117.605644 (SW Corner)

41.282443, -117.604477 (Center)

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

Document preparation fee: \$299

C-2023016 NEHT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

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...