

River Valley Ranches - One Lot from The Humboldt River with Access - Remote and Quiet



2.27 Acres

\$9,995

Elko County, Nevada

www.governmentlandsales.us/properties/670bea52d98



Property Details

Property Types: Land, Residential, Recreational

State: Nevada

County: Elko County

City: Elko

Zip: 89801

Price: \$9,995

Total Acreage: 2.27

Property ID: C-2022035

Property Address: Owyee River Blvd, Elko, NV, 89801

APN: 024-018-002

Dimensions: 300' X 330'

GPS: 40.99168, -115.52807

Subdivision: River Valley Ranches

Unit: 1

Block: 18

Lot: 2

CCRs: None

Association Fees: None

Time Limit to Build: None

Now available, this over 2 1/4 acre lot located in the River Valley Ranches on the east side of the Humboldt River. This area is secluded and this lot is only one lot away from the river with access at that point. This is a great off-grid parcel where you can let your imagination guide you.

Elko

Ten minutes to the west you will find Elko NV, which is situated on the Humboldt River halfway between Reno and Salt Lake City. Interstate 80 traverses Elko County, making it a convenient destination. With a population of around 25,000, the city has all the amenities one could need including restaurants, hotels, and shopping. This area of Nevada also has many outdoor activities within a short drive. The mountains, lakes, and rivers around Elko offer numerous recreational opportunities. Among the wide-open spaces can be found spectacular mountain ranges and canyons suitable for picnicking, hiking or more serious outdoor adventures. Elko County is the fourth largest county in the United States, consisting of 17,181 square miles, as big as five of the New England states plus the District of Columbia.

With two spectacular wilderness areas and thousands of square miles of open space, Elko County offers limitless outdoor recreation opportunities — including hiking, mountain biking, rock climbing, horseback riding, camping, golf, wildlife viewing, backpacking, boating, fishing and ATVing. The Ruby Mountains, which have been described as Nevada's Alps, provide the most breathtaking scenery. Hiking trails are suitable for all skill levels, from the family-friendly Nature Trail to the 40-mile Ruby Crest Trail. Trails for hikers and horseback riders lead over Liberty Pass into the Ruby Wilderness, with its clear alpine lakes and panoramic views.

Three-quarters of Elko County is public land, which gives wildlife such as mule deer, antelope, mountain goats and bighorn sheep plenty of room to roam. The hunting season offers tag-holders a shot at big game, as well as the unusual birds such as chukar and Hungarian partridge, Sagehen, Quail, Dove and the illusive Himalayan Snowcock.

Land Information:

Legal: River Valley Ranches Unit 1 Block 18 Lot 2

APN: 024-018-002

Dimensions: 300' X 330'

Size: 2.27 Acres

GPS: Approximate GPS Coordinates

40.99215, -115.52863 (NW Corner)

40.99215, -115.52751 (NE Corner)

40.99123, -115.52751 (SE Corner)

40.99123, -115.52863 (SW Corner)

40.99168, -115.52807 (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-2022035 AOTB

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
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