

40 Acres in NW Nevada off County Route 447 - Borders BLM to the West - Road to NE Corner



40 Acres

\$29,995

Washoe County, Nevada

www.governmentlandsales.us/properties/f17cadf1a73



Property Details

Property Types: Land, Residential, Recreational

State: Nevada

County: Washoe County

City: Gerlach

Zip: 89412

Price: \$29,995

Total Acreage: 40

Property ID: C-2023018

Property Address: County Route 447, Gerlach, NV, 89412

APN: 066-070-53

Dimensions: 1320' X 1320'

GPS: 40.95399, -119.75302

CCRs: None

Association Fees: None

Time Limit to Build: None

Taxes: \$50

RV Policies: Allowed

Now available, this secluded 40 acre parcel in northern Washoe County, Nevada, north of Reno. It is located just off paved County Route 447. This parcel is bordered by BLM on to the west and has dirt road access to the northeast corner. This area is remote and peaceful. You can use the land to build out your primary residence or use it as a base camp for your outdoor adventures. The closest town with amenities is Gerlach NV, about 35 miles to the southeast.

Land Information:

Legal: Township 36 North, Range 20 East, M.D.B.M., Section 32 NE 1/4 of SE 1/4 - RESERVING THEREFROM an easement of right of way for ingress and egress over the East 20 feet and the West 20 feet of said property.

APN: 066-070-53

Zoning: GR (General Rural)

Dimensions: 1320' X 1320'

Size: 40 Acres

GPS: Approximate GPS Coordinates

40.95595, -119.75556 (NW Corner)

40.95595, -119.75074 (NE Corner)

40.95225, -119.75074 (SE Corner)

40.95227, -119.75557 (SW Corner)

40.95399, -119.75302 (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

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**

Government Land
Sales
4709 W Chinden Blvd
Boise, ID 83714

208-991-4644
todd@govlandsales.com

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...