



1.14 Acres

\$6,995

Elko County, Nevada

www.governmentlandsales.us/properties/1bbf639067a



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Elko County
City: Elko
Zip: 89801
Price: \$6,995
Total Acreage: 1.14
Property ID: C-2022033
Property Address: McKinley Ave, Elko, NV, 89801
APN: 012-043-002
Dimensions: 165' X 300'

GPS: 40.97623, -115.61601
Subdivision: Humboldt River Ranchos
Unit: 1
Block: 43
Lot: South 1/2 of Lot 2
CCRs: None
Association Fees: None
Roads: Good gravel and dirt
Power: Nearby
Time Limit to Build: None
RV Policies: Allowed

Affordable 1+ acre parcel in the Humboldt River Ranchos subdivision. There is easy access with good roads to the lot. There are huge views of the surrounding mountains in a peaceful setting.

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 ATViing. 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: Humboldt River Ranchos Unit 1 Block 43 South 1/2 of Lot 2

APN: 012-043-002

Dimensions: 165' X 300'

Size: 1.14 Acres

GPS: Approximate GPS Coordinates

40.97648, -115.61660 (NW Corner)

40.97648, -115.61545 (NE Corner)

40.97602, -115.61545 (SE Corner)

40.97602, -115.61660 (SW Corner)

40.97623, -115.61601 (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-2022033 AATT

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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Government Land
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