



1.11 Acres

\$24,995

Lincoln County, Nevada

www.governmentlandsales.us/properties/ebbf81faef4



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Lincoln County
City: Bennett Springs
Zip: 89008
Price: \$24,995
Total Acreage: 1.11
Property ID: C-2024014
Property Address: Wildhorse Mesa Road, Bennett Springs, NV, 89008
APN: 013-041-28

Dimensions: 160' X 303'
GPS: 37.719499, -114.463604
Subdivision: Highland Knolls
Lot: Lot 4 of Lot 32
CCRs: None
Association Fees: None
Roads: Paved
Power: Yes
Time Limit to Build: None
Taxes: \$55

Great 1+ acre corner lot located on paved Wildhorse Mesa Road (also known as Sharon Street) in Bennett Springs (which is between Pioche and Caliente off HWY 93). There is power at the lot. Great lot to build a permanent residence or just a spot to get away from it all!

Panca

This small unincorporated town is located just seven miles north. There are services such as grocery and gas available.

Caliente

Located eight miles south, Caliente has all services including hotels, restaurants, etc. Caliente has the unique distinction of being the least populated incorporated city in Nevada. It gets its name from the nearby hot springs. Caliente is home to extensive outdoor recreation opportunities. There are approximately 30 miles of purpose-built singletrack mountain bike trail in and around town, bringing mountain bikers from across the country to enjoy the wild, isolated Nevada desert. There are thousands of miles of motorized off-road track and trail, and several large motorized races and events are hosted in Caliente each year.

Lincoln County

Less than 5% of Lincoln County is privately owned, with the majority of being federal land. Most of these federal lands are open to recreational use making this area highly desirable for outdoor recreation. Nevada's largest BLM managed OHV off-road vehicle trail system, Silver State Trail, is located in Lincoln County. This provides for everything from ATV, to mountain bikes and horses. In addition to the many miles of trails there are lakes stocked with fish and plenty of hunting opportunities from bird to big game. The region also has an interesting history of mining and ranching with numerous mining ghost towns.

Land Information:

Legal: Situate in the North Half (N1/2) of Section 3 Township 3 South, Range 67 East, M.D.B. & M., being a portion of lot 32 of Highland Knolls Subdivision as shown on the official map thereof, more particularly described as follows:

Parcel 4 as shown on the parcel map recorded August 21, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of plats, page 161 as File No. 69483, Lincoln County, Nevada records.

APN: 013-041-28

Dimensions: Approximately 160' X 303'

Size: 1.11 Acres

GPS: Approximate GPS Coordinates

37.719715, -114.464137 (NW Corner)

37.719710, -114.463039 (NE Corner)

37.719291, -114.463016 (SE Corner)

37.719290, -114.464141 (SW Corner)

37.719499, -114.463604 (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-2024014 NTTT

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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