

x00245840 Nice 2.5 Acre lot for sale near Montello, NV. (Elko County, NV)



Location **Nevada**
<https://www.genclassifieds.com/x-435301-z>

2.53 Acre Lot in Sunland Acres Unit 1, Lot 144, Near Montello, Elko County, NV

This nice 2.53 ACRE LOT for \$5,840.00 or easy monthly payments. The parcel is located in beautiful ELKO COUNTY, Nevada. This lot has 330' OF ROAD FRONTAGE on the corner of Cactus Drive and Sycamore Street. There are thousands of acres of public land surrounding the subdivision. The property is approximately 330' x 300' in size (110,000 square ft.). This lot is zoned for Residential use. There are Mountain Views throughout the area, as Black Butte and Rhyolite Butte are both within about 2 miles of the property. Water would be by well, sewer would be by septic, and electricity would be by solar or generator. There are no association dues and there is no time limit to build.

You can build or fence off your land at any time--there are no time limits, no HOA dues, horses are allowed (you can adopt one from the BLM for free), taxes are current and are less than \$40 per year. Manufactured homes and RV's are allowed. There are no liens or other encumbrances on the land.

You will own this property Free and Clear! Would make a nice retirement spot, build a cabin getaway or just invest and pass onto your kids as there is no time limit to build! This is a great opportunity to buy while it is a buyers' market! Land is a great investment especially in growing Nevada. Land has always been a Great Investment!

Similar property in the area is listed or sold for over \$12,000.



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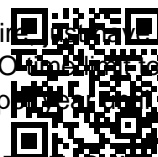
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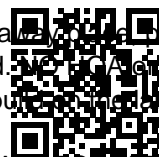
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...use, retirement, or a getaway. Make a trailer home to camp, or a hunting lease. There is NO time limit to build. NO HOA. POA fees. Monthly payments are the taxes at \$50 per acre. If you buy, you own and so there is no property income tax.

LEGAL DESCRIPTION: SUNLAND ACRES UNIT 1, LOT 144
 Parcel Number: 011105044

PRICE: \$5,840.00 Cash or for example) \$300.00 down and \$130.00/month for 5 years

SIZE: 2.53 Acres (110,000 sq. ft.)

GENERAL LOCATION: ELKO COUNTY, Nevada, 89801, approximately 14 miles northeast of the city of Elko and only a few miles from Montello, NV.

GPS coordinates: 41.2510, -114.2390

ZONING: rural residential-subdivided. No time limit to build.

ELEVATION: 5,300 ft

POWER: Solar or generator

WATER: Water tank will have to be used or drill for water

SEWER: Septic

ROADS: Dirt

TAXES: About \$40.00/year. Taxes are current with no liens.

HOA/POA Fees: NONE

AREA: Flat to rolling with beautiful views.

*Terms are subject to a \$250 document preparation fee and a \$12/month loan maintenance fee