



## 20 Acres - Elko County, NV - APN 007-13F-025

### Property Details

Assessor's Parcel Number:	007-13F-025
Address:	Elko, Nevada 89801
County:	Elko County, Nevada
Subdivision:	N/A
Lot number:	N/A
Legal Description:	N2NE4SW4; SEC 29 TWP 40N RGE 69E MDB&M
TRS:	SEC 23 TWP 38N RGE 58E
Parcel size:	20 acres
Terrain type:	Flat with Rolling Hills

### Property Location / Access

Google map link:	<a href="https://maps.app.goo.gl/vTBdATfuxKERXx3T9">https://maps.app.goo.gl/vTBdATfuxKERXx3T9</a>
GPS Coordinates:	41.161694, -115.394194
GPS Coordinates (4 corners):	41.1642, -115.3945 NW 41.1634, -115.3928 NE 41.1598, -115.3955 SW 41.1598, -115.3928 SE
Access to property:	Dirt road to 750 feet then flat drive across dessert on property border or on the BLM land adjacent to the property.
Road surface/type:	Dirt
Who maintains roads:	County and N/A
Closest highways:	I-80
Closest major city:	Elko, Nevada 89801 (41.1 miles; 1 hour, 6 minutes)
Closest small town:	Deeth, Nevada 89830 (12.5 miles; 41 minutes)
Closest gas station:	Ryndon Country Store, Ryndon, NV 89801 (29.3 Miles, 57 minutes)

### Property Tax Information

Back taxes owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual property taxes:	\$23.42

### Zoning & Restriction Information

Zoning / Property use code:	Open Space District-OS
What can be built on the property?	Single family dwelling, agricultural uses, 1 home and outbuildings for residential application (See the attached file Land Uses)
Time limit to build?	180 days after the permit issued.
Is camping allowed?	Yes
Camping restrictions if any:	28 days in a year without septic system.
Are RV's allowed?	Yes
RV restrictions if any:	28 days in a year without septic system.
Are mobile homes allowed?	Yes
Mobile home restrictions if any:	All facilities like electricity, gas, water etc should be available.
Is property part of an HOA or POA?	No
HOA or POA dues if any:	N/A

### Utility Information

Water?	Would have to drill a well or haul water
Sewer / Septic?	Will require a private septic system.
Electric?	Solar is the most practical solution. Would have to contact Wells Rural Electric Co (775-664-2204) or Bonnaville Power Administration(+1 208-645-3183).
Gas?	Would have to use propane contact Propane of Wendover Inc(775-664-2291) or WELLS PROPANE INC.(775-752-3421).
Waste?	Would have to contact Nevada Dumpster Services(775-374-6659) or Montello Disposal.

### County Contact Information

County Website:	<a href="http://www.elkocountynv.net/index.php">http://www.elkocountynv.net/index.php</a>
Assessor Website:	<a href="http://www.elkocountynv.net/departments/assessor1/index.php">http://www.elkocountynv.net/departments/assessor1/index.php</a>
Treasurer Website:	<a href="http://www.elkocountynv.net/departments/treasurer/index.php">http://www.elkocountynv.net/departments/treasurer/index.php</a>
Recorder Website:	<a href="http://www.elkocountynv.net/departments/recorder/index.php">http://www.elkocountynv.net/departments/recorder/index.php</a>
GIS Website:	<a href="http://gis.elkocountynv.net:1402/elkogisweb.html">http://gis.elkocountynv.net:1402/elkogisweb.html</a>
Zoning Link:	<a href="http://www.elkocountynv.net/departments/planning_and_zoning/index.php">http://www.elkocountynv.net/departments/planning_and_zoning/index.php</a>
Phone number for Planning Dept:	(775) 777-7160
Phone number for Recorder:	(775) 738-6526
Phone number for Treasurer:	(775) 738-5694
Phone number for Assessor:	(775) 738-5217
Notes:	N/A