



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name:	Rebel Land LLC
Assessor's Parcel Number:	025-059-008 (25059008)
Property Address:	Pierce Ave, Elko, NV, 89801
County, State:	Elko, NV
Subdivision:	Twin River Ranchos Unit No 3
Lot Number:	8
Legal Description:	TWIN RIVER RANCHOS UNIT NO 3 FILE 7956 SEC/LOT: 8 TWN/BLOCK: 59 RNG: ACRES: 0.00 LOCATED IN THE NE4NW4 OF SEC/LOT: 19 TWN/BLOCK: 36N RNG: 57E ACRES: 0.00 MDB&M
TRS:	T36N R57E SEC 19
Parcel Size:	2 acres
Terrain Type:	Desert, Brush, Flat
Lot Dimensions:	300 ft x 300 ft
Elevation:	5280 ft
Flood Zone / Wetlands:	No Flood Zone / Minimal Wetlands Present
Notes:	<b>See deed attached for complete legal description.</b>

### Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/kQ3CZtLJUWTiaWTNA">https://maps.app.goo.gl/kQ3CZtLJUWTiaWTNA</a>
GPS Coordinates (Center):	40.99645, -115.5953

GPS Coordinates (4 corners):	40.9969, -115.5948 NE 40.9961, -115.5948 SE 40.9961, -115.5958 SW 40.9969, -115.5958 NW
City or County Limits:	County
School District:	Elko County School District
Access To Property:	Pierce Ave (per GIS) ; La Vista Dr (per Google Maps) 16th St (per GIS) ; Pawnee Ave (per Google Maps)
Road Type:	Dirt
Who Maintains Roads:	County / Not Maintained
Closest Highways:	I-80
Closest Major City:	Salt Lake City, Utah, 3 hr 8 min (221 miles)
Closest Small Town:	Elko, Nevada, 21 min (15.8 miles)
Closest Gas Station:	Sinclair Gas Station, 5870 Coal Mine Canyon Rd, Elko, NV 89801, 8 min (3.7 miles)
Nearby Attractions:	Kingdom of Kushti, 6428 24th Street, Halleck, NV 89801, 7 min (1.9 miles) Northeastern Nevada Museum, 1515 Idaho St, Elko, NV 89801, 21 min (16.0 miles) Western Folklife Center, 501 Railroad St, Elko, NV 89801, 24 min (16.8 miles) Elko Centennial Tower, Elko, NV 89801, 25 min (16.8 miles) Riparian Hot Springs, 500 Hot Springs Rd, Elko, NV 89801, 26 min (19.4 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$700
Assessed Actual Value:	\$2,000
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$18.74
Notes:	Taxes are current through 2024.

## Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Agricultural Residential (AR)□
What can be built on the property?	Single family dwelling, agricultural uses, one home and outbuildings for residential purposes.
Time limit to build?	Building permits are valid 180 days from date of issuance.
Is camping allowed?	Per County, Yes, but limited
Camping restrictions if any:	28 days in a year without a septic system
Are RV's allowed?	Per County, Yes, but limited
RV restrictions if any:	28 days in a year without a septic system
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Must meet code and placement requirements, have access to utilities.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	All tiny homes must meet building code (IRC 2018), placement requirements, have access to utilities.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	Must be single family dwelling.
Is property part of an HOA / POA?	Unable to locate, if any.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	See attached
Deed Information:	800026
Notes:	<b>Information above is based on County restrictions. Unable to locate CC&amp;R's, if any.</b>

Utility Information	
Water?	Would require a well or alternative.
Sewer / Septic?	Would require a septic system
Electric?	Would require alternative power or contact NV Energy (775) 834-4444 for line extension.
Gas?	Would require propane, contact Suburban Propane 775-738-3151, Wells Propane 775-753-6788, etc.
Waste?	Would require private hauler, contact ELKO SANITATION 775-738-3771 or visit Elko landfill.
Notes:	<b>Utilities may be difficult to obtain due to location. Well and septic required, no visible power poles in the area, alternative power most likely required.</b>
County Contact Information	
County Website:	<a href="https://www.elkocountynv.net/">https://www.elkocountynv.net/</a>
Assessor Website:	<a href="https://www.elkocountynv.net/new_page/assessor1/index.php">https://www.elkocountynv.net/new_page/assessor1/index.php</a>
Treasurer Website:	<a href="https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php">https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php</a>
Recorder Website:	<a href="https://www.elkocountynv.net/new_page/recorder/index.php">https://www.elkocountynv.net/new_page/recorder/index.php</a>
GIS Website:	<a href="https://elko-search.gsacorp.io/map/#025059008">https://elko-search.gsacorp.io/map/#025059008</a>
Zoning Link:	<a href="https://cms2.revize.com/revize/elkocounty/new_page/planning_and_zoning.php">https://cms2.revize.com/revize/elkocounty/new_page/planning_and_zoning.php</a>
Phone number for Planning Dept:	(775) 738-6816
Phone number for Recorder:	775-738-6526
Phone number for Treasurer:	(775) 738-5694
Phone number for Assessor:	775-738-5217
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A