



Elko - APN 010-79D-039 - 20 Acres

### Property Details

Assessor's Parcel Number:	010-79D-039
Property Address:	Wells, Nevada 89835
County, State:	Elko County, NV
Subdivision:	GAMBLE DISTRICT
Lot Number:	N/A
Legal Description:	SUBD: GAMBLE DISTRICT SEC/TWN/RNG/MER: SEC 17 TWN 38N RNG 70E SEC 17 TWP 38N RGE 70E MDB&M
TRS:	T38N-R70E-S17
Parcel Size:	20.11 acres
Terrain Type:	Rolling Hills
Lot Dimensions:	1303.43 feet North 672.8 feet West 1301.07 feet South 668.11 feet East
Elevation:	1716.0 m or 5629.9 feet
Flood Zone / Wetlands:	No FZ, minimal wetlands.

### Property Location / Access

Google Map Link:	<a href="https://goo.gl/maps/m34xyEwYoS1ahbq76">https://goo.gl/maps/m34xyEwYoS1ahbq76</a>
GPS Coordinates (Center):	41.178, -114.065
GPS Coordinates (4 corners):	41.179, -114.068 NW 41.179, -114.063 NE 41.177, -114.063 SE 41.177, -114.068 SW
City or County Limits:	County
School District:	Elko County School District
Access To Property:	Dirt Road
Closest Highways:	NV-233
Closest Major City:	Elko, Nevada 89801 (1 hr 59 min, 107 miles)
Closest Small Town:	Montello, Nevada 89830 (30 min, 11.6 miles)
Closest Gas Station:	Chevron, 820 Wendover Blvd, West Wendover, NV 89883 (1 hr, 39.3 miles)
Nearby Attractions:	Wendover Viewpoint, West Wendover, NV 89883 (1 hr, 37.5 miles) Historic Wendover Airfield Museum, 352 Airport Way, Wendover, UT 84083 (1 hr 4 min, 40.8 miles) Danger Cave State Park Heritage Area, Wendover, UT 84083 (1 hr 10 min, 47.4 miles)

### Property Tax Information

Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$42.02

### Zoning & Restriction Information

Zoning / Property Use Code:	Open Space District
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
Are tiny homes allowed?	Yes
Tiny home restrictions if any:	No regulations as per county.
Are short term vacation rentals allowed?	Yes
Vacation rental restrictions if any:	Only single family dwelling allowed.
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.
Sewer / Septic?	Would have to install septic.
Electric?	Would have to contact Wells Rural Electric Co (+17756642204) or NV Energy (702-402-5555)
Gas?	Would have to contact Propane of Wendover Inc. (+17756642291) or WELLS PROPANE INC. (+17757523421)
Waste?	Would have to contact Elko Sanitation (+17757383771)

### 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="https://www.elkocountynv.net/departments/treasurer20/index.php">https://www.elkocountynv.net/departments/treasurer20/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="https://gis.elkocountynv.net/index.html?parcel=01079D039">https://gis.elkocountynv.net/index.html?parcel=01079D039</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 / (775) 738-6816
Phone number for Recorder:	(775) 738-6526
Phone number for Treasurer:	(775) 738-5694
Phone number for Assessor:	(775) 738-5217