



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	10120007
Lot Count:	1
Account # or GEO #:	10120007
Property Address:	Wild W Rd, Montello, NV 89830
If No Address or 0 address: Closest Property with Numbered Address	No nearby neighbors
County:	Elko
State:	NV
Lot Number:	No lot number
Legal Description:	That Portion Of Mdb&M Lying N'ly Of The Cpr R/W
Parcel Size:	27.59
Subdivision:	Not in a subdivision
Approximate Dimensions:	1,971.42 ft North 2,045.82 ft West 2,812.24 ft East 0ft South
GPS Center Coordinates (Approximate):	41.124946, -114.349989
GPS Corner Coordinates (Approximate):	41.1265, -114.3527 41.1209, -114.3526 41.1265, -114.3456
Google map link:	<a href="https://maps.app.goo.gl/iN5tAEHFhs56ykxw7">https://maps.app.goo.gl/iN5tAEHFhs56ykxw7</a>
Elevation:	5748.0 feet
Market Value:	\$31,927
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1l4a9-lpDkBZ4rqfBoSv58DpKUelsEkhd/view?usp=sharing">https://drive.google.com/file/d/1l4a9-lpDkBZ4rqfBoSv58DpKUelsEkhd/view?usp=sharing</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	

YouTube Link:	<a href="https://youtu.be/WUO_SupTDws?si=JpSt4MQOFblFvRuY">https://youtu.be/WUO_SupTDws?si=JpSt4MQOFblFvRuY</a>
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Wendover, UT - 51 min (43.6 miles)
Closest small town:	Oasis, NV - 20 min (11.4 miles)
Nearby attractions:	Wendover Will Neon Cowboy - 48 min (41.7 miles) Sun Tunnels - 1 hr 3 min (48.0 miles) Bonneville State Park - 57 min (53.3 miles) Wendover Viewpoint - 48 min (40.8 miles) Evel Knievel Snake River Canyon Jump Site - 2 hr 49 min (158 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	775-738-5694
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(775)-738-5694
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	(775)-753-4600
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	(775)-738-6816
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	800-447-4476
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current

put delinquent and ask the next question below.)	
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	No
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$52.31
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	None
<b>Is the property part of an HOA (Homeowners Association) or any community?</b> (Yes/No)	No
<b>How much is the annual HOA due?</b>	No
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	No
<b>County Operator Details who Confirmed the Information:</b>	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Open space
<b>Terrain type?</b> (Is it flat /slope/etc)	Level
<b>Property use code?</b>	120: Vacant - Single Family Residential
<b>Is the land cleared?</b> (Yes/No)	Yes
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	The property is not intensively developed for residential, commercial, industrial, or institutional use and is divided by train rail
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling Mobile home
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	Yes
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Yes

<b>Notes on RV's</b> (jot down notes about whatever the county has to say)	If putting a permanent RV, would need to install a septic system
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile homes are allowed
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many feet... please take down notes from the county	None
<b>What are the setbacks of the lot?</b>	None
<b>What is the minimum lot size to build on the property?</b>	None
<b>Is there any time limit to build?</b>	The building permit is good for 1 year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>	Not in a flood zone area
<b>Any other restrictions?</b>	None
<b>Is the property in a flood zone? (if yes add a link to FEMA Website)</b>	Zone X - minimum floodzone hazzard
<a href="#">Link to FEMA website</a>	Check image below
<b>Is property wetland?</b>	Not in wetlands
<a href="#">Link to Wetland website</a>	Check image below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property located inside or outside the city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer are provided by the city ( <b>You need to confirm it</b> ) <b>IF Outside City:</b> It is considered under County, which	County

means water can be built through a deep well <b>(You need to confirm it)</b>	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Layne Christensen Co - +17757777545 ( nearest well drilling contractor)
<b>If it's in the area</b> (Put the street name where the main water line is located.)	None
<b>If NO:</b> (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	Would need to dig a well
<b>Does the property currently have a Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
<b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Western Septic & Excavation - +12082318609
<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	N/A
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Not available in the area - No power pole nearby
<b>What is the electric company name</b> (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	None
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	No gas
<b>For waste....</b>	
<b>Will the county or city pick up the trash?</b>	None
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...	
<b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Responsibility of the property owner
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM THE OLM TEAM:</b>	

#### **DISCLAIMER**

All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.