

Cross Property - Client Full

GLVAR

Active-Exclusive Right

2200 East Shirley Street, Pahrump, Nevada 89061

L/Price: \$49,500



MLS#: 2257691
Prop Type: Vacant/Subdivided Land
County: Nye County **Area:** 810
Parcel ID:
T / R / S: 22 / 53 / 1
Metro Map:
Community:
Subdivision: CALVADA VALLEY U.14
Lot SqFt: **DOM:** 271
Zoning: 12TO2AC,
MOBILE **Subd #:**
Zoning Auth: NYE **# Parcels:** 2
Master Plan: Single Family
CensusTrct:

General Information

Prev Parcel:	Acres +/-: 2.000	#Grs Acres: 2.00	\$/Acre: \$24,750
Lot SqFt:	Front: Section Line	#Net Acres:	
Lot Desec: Horses Permitted, Mobile Home Permitted			
Water: None		Sewer: None	
Electric: Electric 0-200'		Gas: None	
Road:		Nearest Gravel	Nearest Paved
Terrain: Cleared		Flood Zone: Unknown	Map:
Environment Survey: N		Soil Report Available: N	
Access Feat:			

Remarks

Directions: Take 160 west from I-15. South/Left on Homestead Road. Right on Silver Street, left on Oakridge, right on Shirley
Public: Rare opportunity to own TWO parcels next to each other, giving you 2 acres to work with. This is a package deal for two parcels together. You can build with lots of room for barns, sheds, or whatever you need. Nicely laid out subdivision along the California border off Homestead Road. Views of Mt Charleston and a California dry lake bed. Golf and shopping nearby, and just an hour from Las Vegas, makes it a prime retirement area. A well can be added, contact Nevada Division of Water Resources for more information. Owner/Agent

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.