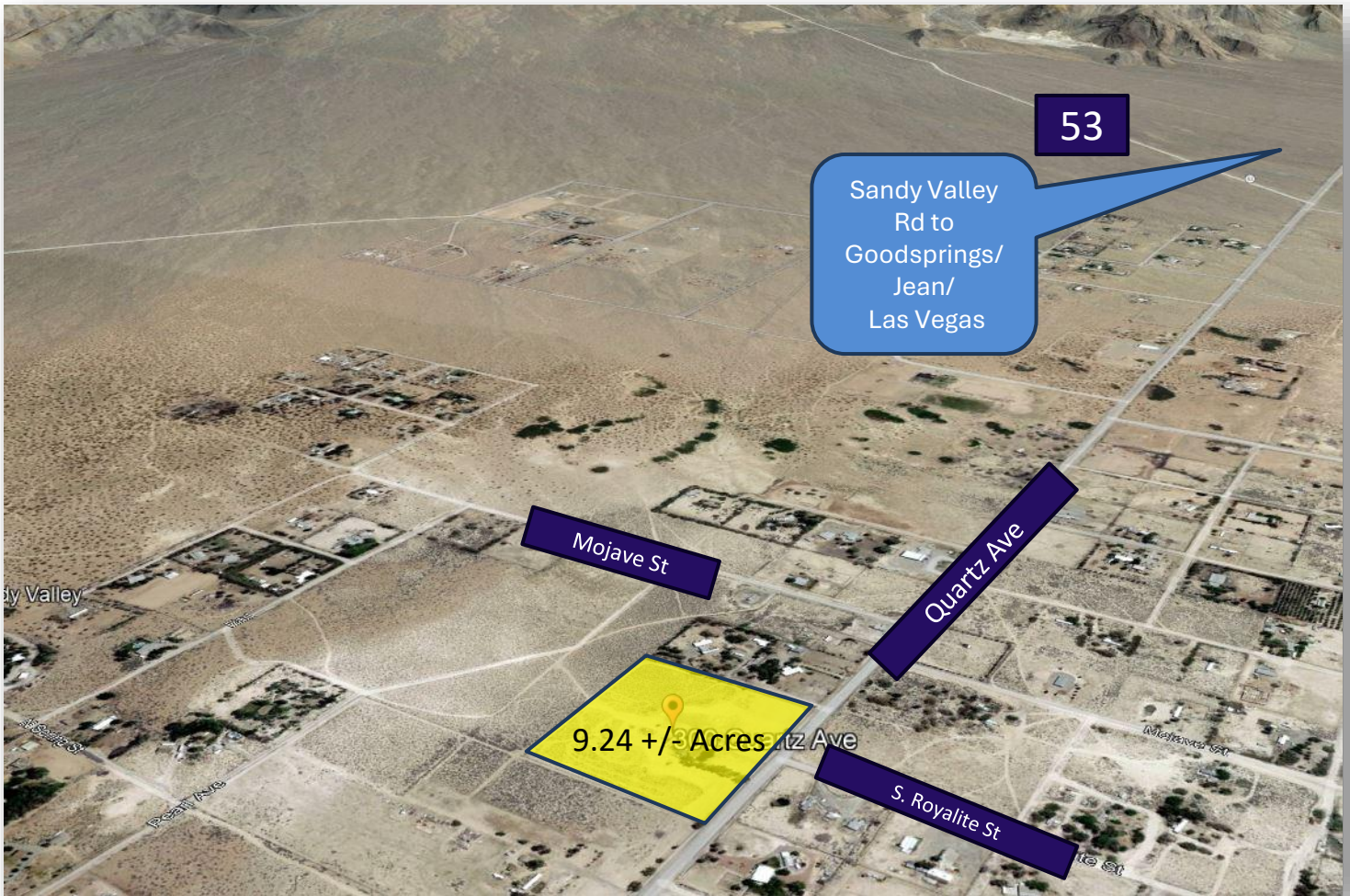
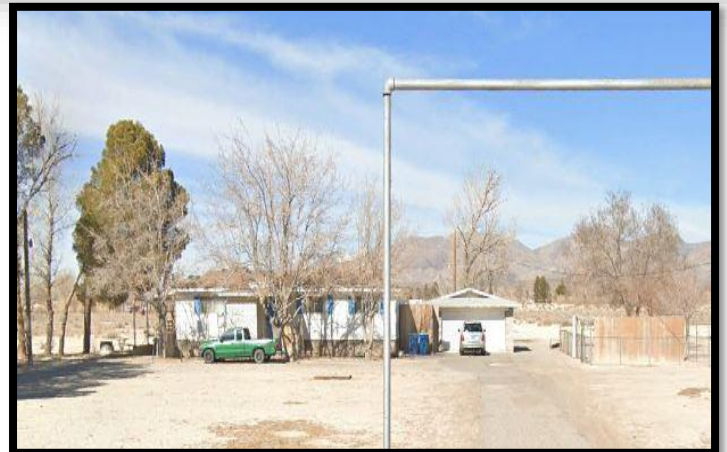


# EXCLUSIVE LISTING!

9.24 +/- Acres of Rural Land with rental house \$995,000  
300 E. Quartz Ave Sandy Valley, NV 89019



- 201-31-401-008
- 9.24 +/- Acres Zoned Rural Open Land
- Clark County Jurisdiction
- Sandy Valley is 37 miles from Las Vegas, NV
- House built-1979- 1,428 SF 1<sup>st</sup> floor, 1,036 SF basement, 330 SF garage, 2 bedrooms, 2 bathrooms, fireplace
- 2025 Taxes \$996.34



**Mark Anthony Rua**  
**Brokers**

S.026655

Office: 702-992-7534  
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



300 E. Quartz Ave Sandy Valley, NV 89019



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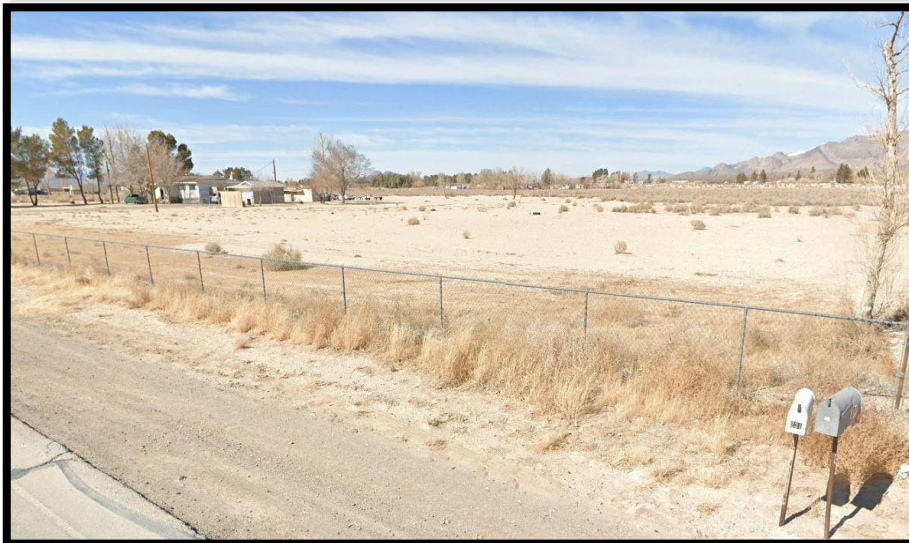
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300 E. Quartz Ave Sandy Valley, NV 89019



Directions from Las Vegas:  
Take I-15 South to Route 161 heading to Goodsprings. Turn onto Sandy Valley Road and head through the mountains. Right onto Comanche St and left onto Quartz Avenue to the property.

**Mark Anthony Rua**  
**ERA Brokers**  
REAL ESTATE CONSOLIDATED

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**ERA**  
REAL ESTATE

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**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

201-31-4  
 S 2 SW 4  
 31  
 T24S R57E  
 Rev: 1/8/2019  
 Scale: 1" = 200'

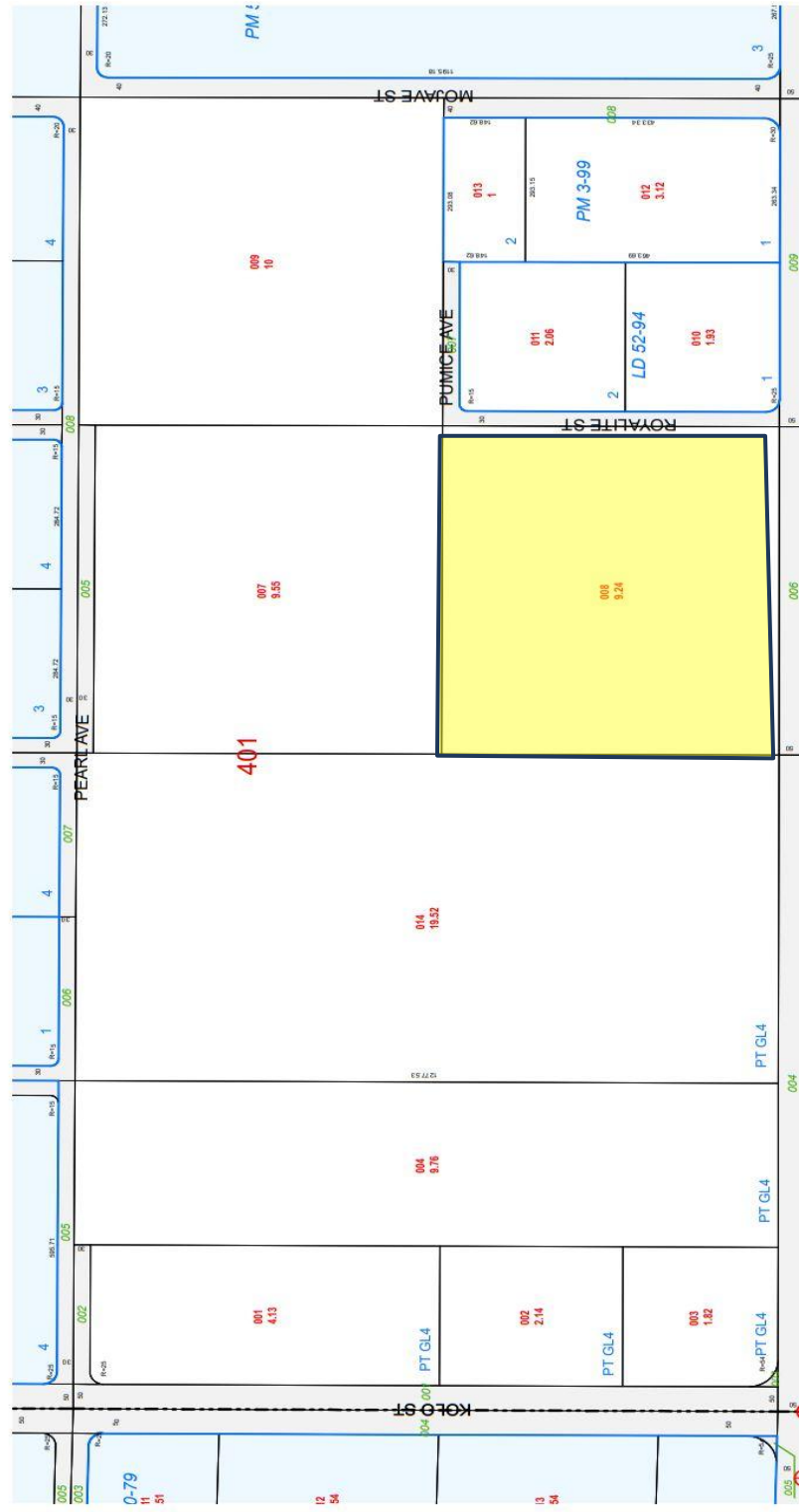
007 ROAD PARCEL NUMBER  
 008 PARCEL NUMBER  
 009 ACREAGE  
 202 PARCEL SUBISED NUMBER  
 244-5 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 655 GOV. LOT NUMBER

CONDOMINIUM UNIT  
 AIR SPACE PCL  
 RIGHT OF WAY PCL  
 SUB-SURFACE PCL

PARCEL BOUNDARY  
 SUB-BOUNDARY  
 PMLD BOUNDARY  
 ROAD EASEMENT  
 MATCH / LEADER LINE  
 HISTORIC LOT LINE  
 HISTORIC PMLD BOUNDARY  
 SECTION LINE

MAP LEGEND

NOTES  
 This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein.  
 Information on roads and other non-assessed parcels may be obtained  
 from the Road Document Listing in the Assessor's Office.  
 This map is compiled from official records, including surveys and deeds,  
 but only contains the information required for assessment. See the  
 recorded documents for more detailed legal information.  
 USE THIS SCALE(EVEN) WHEN MAP REDUCED FROM TEXT ORIGINAL



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