

EXCLUSIVE LISTING!

8.48 +/- Acres with 1,566 S.F. House under Lease
Listed for \$495,000 120 N. Mojave St, Sandy Valley, NV



- 201-31-801-001
- Zoned RU- Rural Open Land- 0.5 Units per acre
- Clark County Jurisdiction – Sandy Valley
- 8.48 +/- Acres- Fenced
- 2025 Taxes \$793.86

- One house on property-1,566 SF built in 1986, with 200 amp electrical system
- \$1500 monthly rent
- Flooring and AC unit-2 years old
- Well and Septic with permits
- Woodburning fireplace



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 www.mrlandlasvegas.com



8.48+/- Acres- Sandy Valley



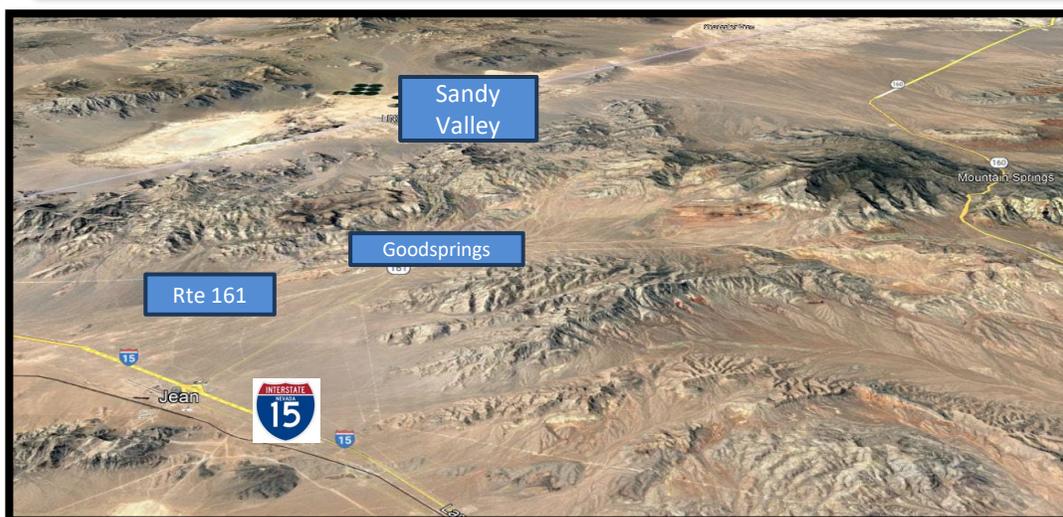
Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

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



8.48+/- Acres- Sandy Valley



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**
Brokers
REAL ESTATE CONSOLIDATED

Office: 702-992-7534
Cell: 702-595-6244
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com


ERA
REAL ESTATE

The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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

201-31-8

S 2 SE 4

31

T24S R57E

Scale: 1" = 200'

Rev: 8/4/2020

MAP LEGEND

NOTES

USE THIS SCALE FEET WHEN MAP REDUCED FROM 1:12,177 ORIGINAL

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.

PARCEL BOUNDARY
 CONDOMINIUM UNIT
 AIR SPACE PCL
 ROAD BOUNDARY
 ROAD EASEMENT
 MATCH / LEADER LINE
 HISTORIC LOT LINE
 HISTORIC SUB BOUNDARY
 HISTORIC PAID BOUNDARY
 SECTION LINE

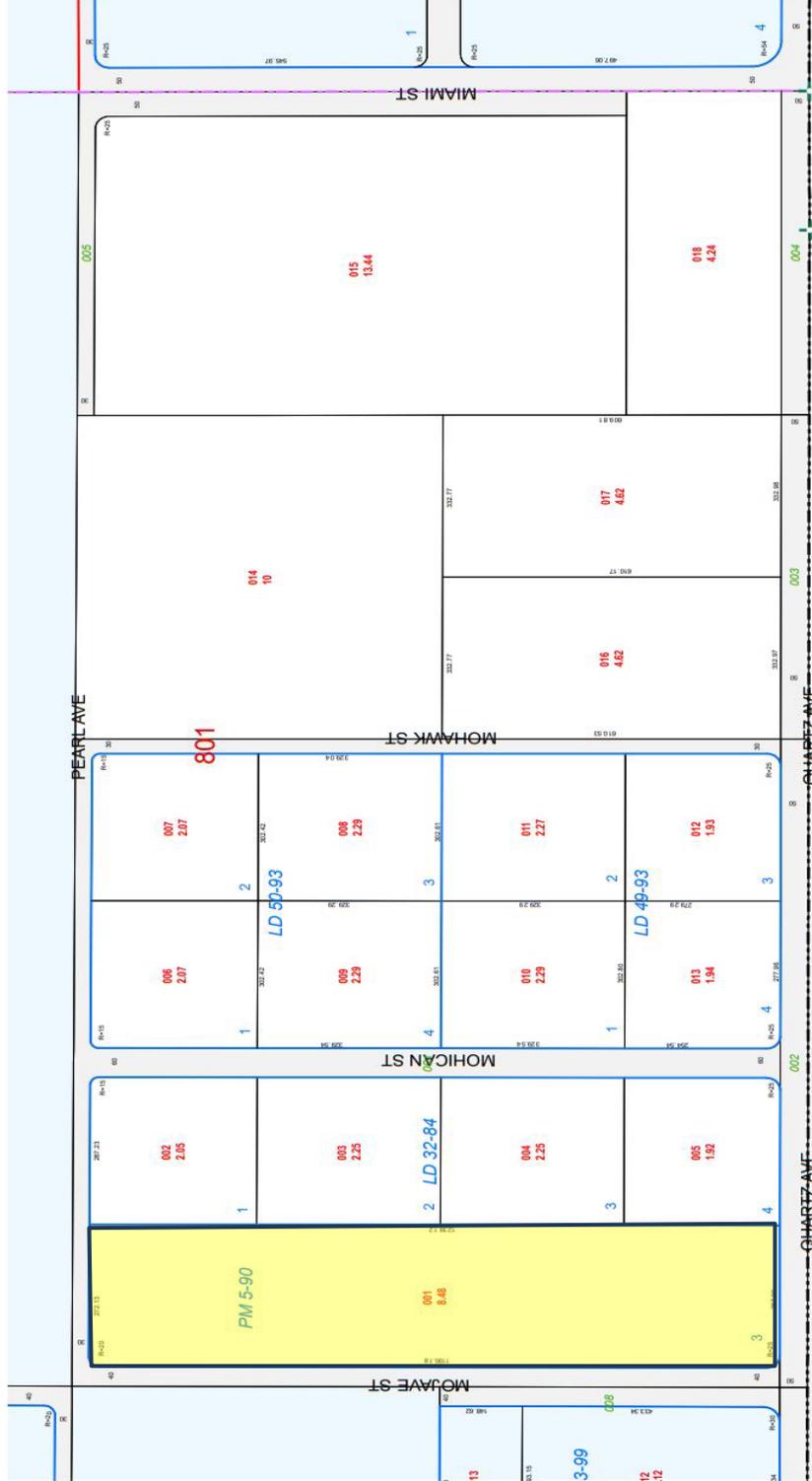
007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SE0 NUMBER
 PB 24-46 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 015 GOV. LOT NUMBER

007 196 195 194
 200 201 202
 220 219 218
 222

8 4 8 4
 5 1 5 1
 6 2 6 2
 7 3 7 3
 8 4 8 4
 5 1 5 1

4 1 1 1
 7 4 1 1
 10 1 1 1
 13 1 1 1
 16 1 1 1
 19 1 1 1
 22 1 1 1
 25 1 1 1
 28 1 1 1
 31 1 1 1

CLARK COUNTY
 NEVADA



8.48+/- Acres- Sandy Valley



Mark Anthony Rua
 Office: 702-992-7534
 Cell: 702-595-6244
 2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.