

MLS All Fields

MLS #: 250057668
Status: Active
List Price: \$480,000
Property Type: Land

Address: 0 Unspecified
City: Reno
State Or Province: NV
Zip Code: 89510

Property Information

Input Date: 10/30/2025	County: Washoe	Horses Okay YN: Yes
Subdividable YN: Yes	Parcel Number: 077-340-45	Senior Community YN: No
Lot Size Acres: 46.54	Tax Annual Amount: \$131.94	View YN: Yes
Lot Size Source: Assessor	Spcl Assmts/Bonds OthrThn CIC: \$0	Elem School: Taylor
List Price/Acre: \$10,313.71	Within City Limits YN: No	Mid/Jr High: Shaw Middle School
	Zoning: LDS 94% / GR 6%	High School: Spanish Springs
	Zoning Source: Assessor	

Directions: Pyramid Hwy > Whiskey Springs > Grass Valley > [Subject property]**Latitude:** 39.798267 **Longitude:** -119.632081**Listing Information**

Special Listing Conditions: None	Original List Price: \$480,000	Listing Contract Date: 10/30/2025
Possession: Close Of Escrow	Original Entry Timestamp: 10/30/2025	
Comp Sale YN: No	Days On Market: 4	
	Cumulative DOM: 4	

Features

Association Details: Average Monthly Association Fee: 0; Total Association Special Assessments: 0; Total Other Fees: 0; Total Setup Fees: 0; Total Transfer Fees: 0	Road Responsibility: Public Maintained Road
Development Status: Raw Land	Road Surface Type: Dirt; Gravel; Paved
Distance To Powerline: Less Than 1 Mile	Sewer: Septic Needed
Ditches On Property: Dirt	Special Information: Covenants Conditions Restrictions YN: No
Fencing: Barbed Wire	Special Listing Conditions: None
Land Details: Crops Included YN: No; Deed Restrictions: No; Grazing Permits BLM YN: No; Grazing Permits Forest Service YN: No; Grazing Permits Private YN: No; Easements YN: No	Surface Water Details: Ditch(es)
Listing Terms: 1031 Exchange; Cash; Conventional; USDA Loan	Utilities: None
Lot Features: Adjoins Undeveloped Acreage; Cleared; Corner Lot; Level; Open Lot; Pasture	View: Desert; Meadow; Mountain(s); Rural; Trees/Woods; Valley
Other Structures: None	Water Body View: No
Road Frontage Type: County Road; Public Access	Water Rights: Water Rights YN: Yes
	Water Source: Well Needed

Public Remarks

Discover the freedom of wide-open Nevada living on this 46.54-acre parcel off Grass Valley Road in scenic Palomino Valley. Framed by sweeping mountain and desert views, this versatile property offers endless possibilities—ideal for a ranchette, custom home, recreational retreat, or future development. The land includes water rights and ample space for horses, agriculture, or off-grid living. It adjoins three additional parcels that are also for sale —APNs 007-345-04, 007-345-05, and 077-340-44— that are around 40+ac. and 60+ac. each, creating a rare opportunity to expand or assemble a large contiguous estate or farming operation, with significant future development potential. Enjoy privacy, natural beauty, and investment opportunity just a short drive from Reno, Sparks, and Pyramid Lake. Call listing agent for more details.

Association Information**Association YN:** No

Average Monthly Association Fee: \$0	Total Association Special Assessments: \$0	Total Other Fees: \$0
Total Setup Fees: \$0	Total Transfer Fees: \$0	



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