

Development Land - For Sale - Montezuma Mine

w/ Patented Gold Claims - PRICE REDUCTION

RT 165, AR. 49, NELSON, NV 89046



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KELLER WILLIAMS VIP | KW
7501 Tule Springs Road, Suite 170
Las Vegas, NV 89131

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kwcommercial.com

KIM HENRY
Commercial Real Estate Advisor
C: (702) 301-4275
kimhenry@kwcommercial.com
BS.0144445.LLC

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KIM HENRY
COMMERCIAL REAL ESTATE ADVISOR
C: (702) 301-4275
kimhenry@kwcommercial.com
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PROPERTY PHOTOS



16
 Record No. 175 Miller ground.
 We hereby claim two hundred feet by location
 also two hundred feet by extent of discovery
 on at least one mile South of Mineral Hill
 and on the South side of Colorado Canyon
 commencing at a place on a line of survey
 monument and ending on our property
 two hundred feet as designated by monument
 This claim all dips of surface
 This lead to be known as the Miller Ground
 Located and Recorded Dec. 25th 1862
 Names
 J. M. Miller { J. M. Miller
 and Discovery { J. M. Miller
 per M. Bignall Deputy

Record No. 176 Miller Ground 1st Ext.
 Notice We the undersigned claim four
 claims of two hundred feet each the first
 extends East upon the Miller Ground
 Located and Recorded Dec. 23rd 1862
 Names
 M. D. Fuchsides { J. M. Miller
 and Williams { J. M. Miller
 per M. Bignall Deputy

15E
 From Wall Street Mine
 0.00 Miles Wall Street Mine, El Dorado Canyon, Nev.
 0.9 miles Nelson, Nevada Store
 1.7 Turn off road to right
 2.5 Keep to right
 2.8 Take center road straight ahead across Big Wash
 3.4 Signs in wash (Colorado River 6 miles
 Nelson 2 miles
 Cob Hill 4 miles)
 Take road to south.
 4.1 Wash---Keep to right across wash
 6.4 In Eagle Wash
 Cross the wash to right by sign (Capital Camp
 2 miles
 Nelson 5 mi.
 Colo River
 down wash 1 mi)
 6.5 Keep to right.
 Road to left leads to Nevada Eagle camp.
 6.6 Look out
 DANGER
 Drop off into wash.
 If road is not repaired go to right
 for wash crossing about 200 feet
 7.0 Take road to left.
 7.2 Inca Mine
 7.5 Take road to right out of wash
 7.8 Take road to left out of wash
 8.3 SIGN (Capital Camp 1 mi.
 (Tule Springs 1 1/2 mi. (to right)
 KEEP TO LEFT DOWN WASH FOR CAPITAL CAMP)
 8.5 Capital Camp. (7.5 miles from Nelson)
 (8.5 miles from Wall st. Mine)
 Suggestion: Use above mileage log set your speedometer at
 0.9 MILES at NELSON STORE.
 Above route logged December 2, 1931 by E. Rose Householder E.M.

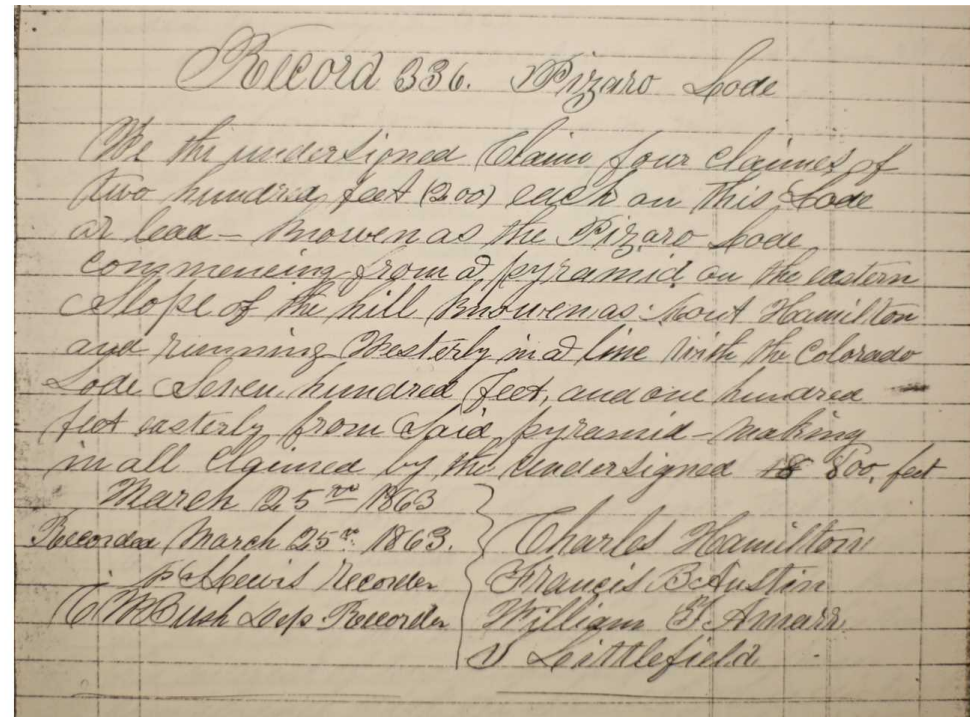
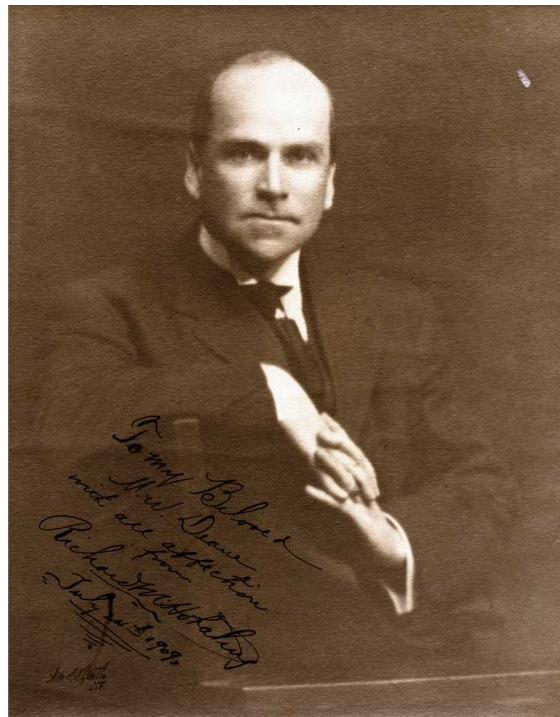
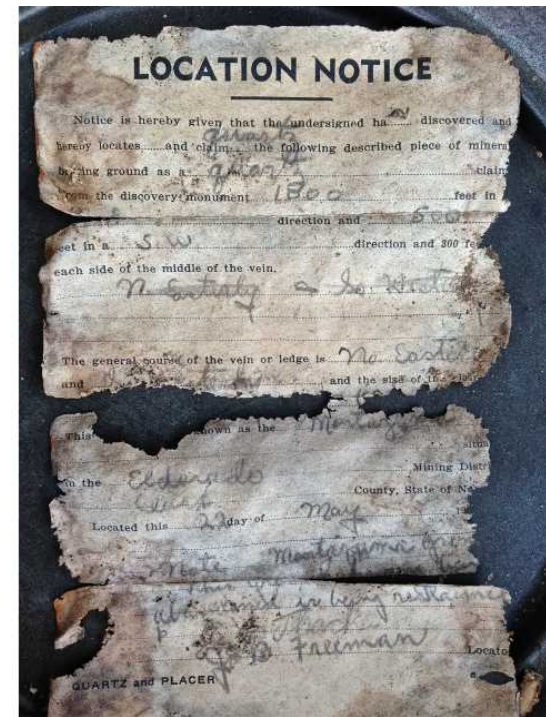
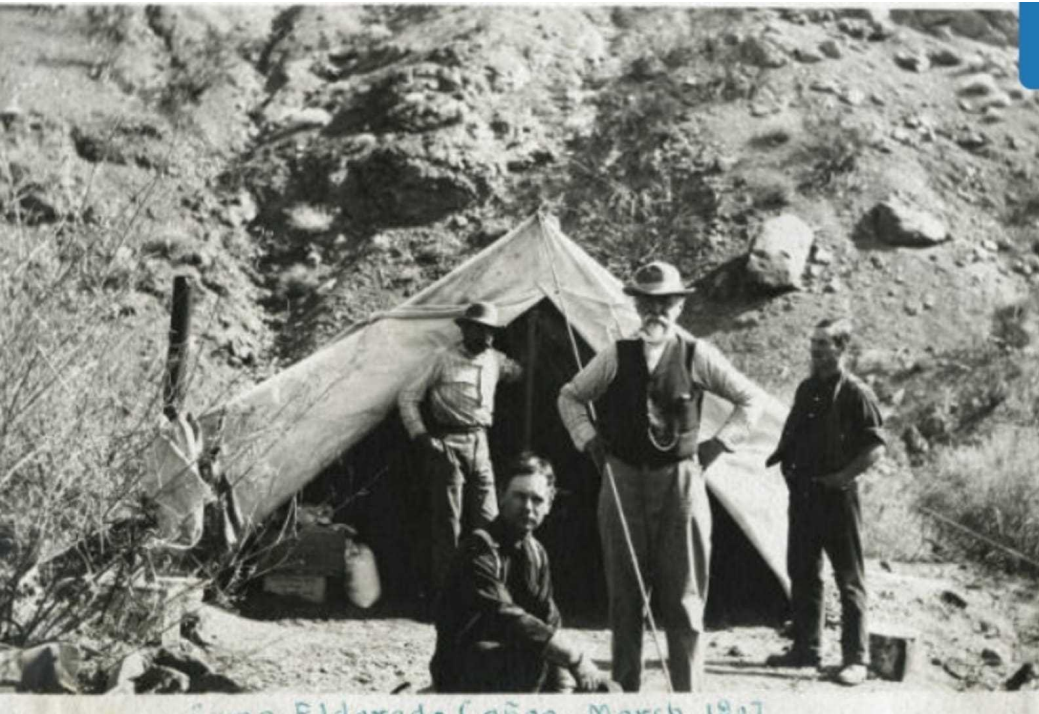
Record No. 180 Montezuma Lode 3rd Ext. East.
 Notice; We the undersigned relocate five claims of
 two hundred feet each on the Lode known as the
 Montezuma third extension.
 Located Dec. 26th 1862. Recorded Jan. 1st 1863 at
 8 o'clock P.M.
 Names
 James A. Evans { Thos. B. Harris
 J. M. Busby { Gustave Hanson
 Charles Sherman {
 A. S. Lewis Recorder
 per M. Bignall Deputy

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 It is also noteworthy that while Mr. Holland makes a careful average
 estimate of not less than \$30. per ton for the whole camp, the actual average
 of thirty-two samples reported by Mr. Mitchell is \$34.70 per ton in gold,
 although he expressly states in his report that he purposely omits to
 report any samples from places where free gold was known to exist, a cautious
 omission which obviously makes against the average value, as almost every
 claim showed free gold in one or more openings.
 The following lists of assays are given as persuasive of the belief
 that the ore of this camp are of very high grade. The samples were all
 taken by persons other than myself, and who were, at the time of taking,
 in a sense opposed to my interests. I believe that they were all honestly
 taken and assayed, and that anyone else can get approximately the same results.
 Schedule A: Assays of samples taken by Messrs B. and S. in August
 1895, representing two claims:

No. 1	\$125.86
2	126.77
3	66.57
4	32.66
5	45.21
6	45.21
7	57.78
8	46.98
1a	87.91
2a	125.28
3a	125.68
4a	116.01
5a	126.82
6a	59.03

NOTE:- I did not see the above samples taken, and do not know the width of
 vein which they represent, nor that they were fair average samples, but
 they were taken by owners for their own information, and presumably, were
 correctly and fairly taken.
 When it is considered that even under the present circumstances,
 now by no means ideal, but easily to be made very nearly so, ore of
 \$ 5. value can be made to pay expenses in the district, it will readily
 be seen that the high surface values will, if only one-half maintained
 with depth, render the camp a noteworthy one for productiveness and profit.
 That these values will be fully maintained, and that the camp will prove
 to be one of the richest as well as one of the most extensive in the whole
 country is the firm belief of
 Yours truly,
 WILLIAM C. WALLACE.
 Note Clark County, Nevada, has since been formed from the southern portion
 of Lincoln County.

PROPERTY PHOTOS



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200 yds after Gen.Store
= Riding Stables.
Turn left and
immediate right
on dirt road

Nelson General Store, after 200 yards horse riding stables on your left. **Turn left and immediate right on dirt road.**
forlorn trailer on your left; **turn right.** (Left road leads to opposite side of target wash, currently inaccessible)
Marker Lake Mead Recr. Area
here Rd.48 goes left, **Take Rd.49 towards North** (do not go East, it's a sandy road down to the river)
here North-East route turns North-West for ca. 1 mile
Rd.49 marker; green fence on right side, keep left towards West-South-West
three poles about 2-3 feet high; right after them road splits, left = box canyon, dead end, **stay on right**
sharp right turn West
keep right
Rockhouse on left side GPS: 35° 44' 49.50" N - 114° 46' 59.30" W - elev 2,200ft

4WD recommended

PROPERTY SUMMARY - MOTIVATED SELLER



Property Summary

Land:	81.72 Acres
Price:	\$1,000,000
Parcel #:	212-00-002-009
Zoning/Planned Use:	RS80/Open Lands (OL)
Website:	https://www.nevada-wilderness-property.com/
YouTube:	https://www.youtube.com/watch?v=Eu6WwSVoG9I

Property Overview

The Montezuma Mines consists of 4 mining claims Montezuma No.1, Montezuma No.2, Pizarro, and Urbain, which are among the oldest of Nevada (early 1860s).

Location Overview

The Montezuma Mines are located in Nelson, Nevada, U.S.A., 50 miles (80.5 km) from the heart of Las Vegas, Nevada. All of the gold mining was done by hand and refined at smelting facilities elsewhere, periodically from 1862 to 1930s. This property is a patented Lode mine and free from contamination of toxic chemicals used in Placer (surface) mining and Lode (hard rock) mining or underground mining. Consequently, the Montezuma has both mining and development potential.

The property can be viewed on Google Earth - Montezuma Mines -Nelson, Nevada, U.S.A.

American Assay from 2015 (available on request).

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ADDITIONAL PROPERTY INFORMATION



Property Description

Ingress and egress predominates over all the Federal, state, and county ordinances.

The water rights, granted by the 1872 Mining Act, allots 2.01 acre feet of water per year or 1800 gallons a day. The property is located in Colorado Valley Basin 213 which is still open allotting the BLM 270 acre feet and 30 acre feet private ownership. Should the investor require more water applications may be submitted.

The land north of Nelson, Nevada, south of Boulder City, Nevada, and east of Highway 95 is The Federal Bureau of Land Management Protective Wilderness Area except for 800 acres (323.75 ha) Boulder City, Nevada purchased for commercial purposes. Across the highway from Boulder City's property a communications corporation purchased acreage (hectares) and has invested \$25 million USD developing it, so far. In this vein, the interstate highway, now under construction, is bypassing Boulder City south through or next to land held by the a communications corporation and associates and Boulder City.

Studies were conducted by the United States Bureau of Mines, documented and published, titled Mineral Land Assessment MLA 44-88 and Open file report 91-323 established the property exempt from eminent domain. This can be downloaded on the internet.

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Recent surface assays by American Assays Laboratories in Sparks, Nevada revealed gold, silver, copper, and other rare earth minerals such as titanium.

The property is owned free and clear. The deed can be viewed, online, on the Clark County Nevada Recorder's Website. The ownership can be viewed, online, on the Clark County Nevada Assessor's Website. The Clark County assessor's parcel number is # 212-00-002-009.

The deed, plat map, and more pictures can be furnished upon request.

The value of former mining property has appreciated in recent years. Recent examples are; last year, 2015, 5 acres (2.023 hectares) sold for \$100k USD and 28 acres (11.33 hectares) sold for \$1.5m.

LOCATION MAPS



REGIONAL MAP



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PRESENTED BY:

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