



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



360 Deeded Acres Duckwater, Nevada



775-761-0451 Cell | 775-455-0225 Office
www.OutdoorPropertiesofNevada.com

NV LIC. B.1002686.CORP



Introduction

This fully fenced parcel has been used as a winter feeding ground for cattle, utilizing live water that flows through the property November through April. Currently no water rights attached, but Seller has applied for water rights on existing well and there is live power on the property.

Railroad Valley offers a fairly moderate climate, with January temperatures ranging from 39 to 14 degrees, and July from 90 to 52 degrees. The property is in hunt unit 164, and there are many opportunities for outdoor recreation nearby.

If you're looking for a quiet place in the country with mountain and valley views, come take a look.






Duckwater
Nye County, Nevada, 360 AC +/-



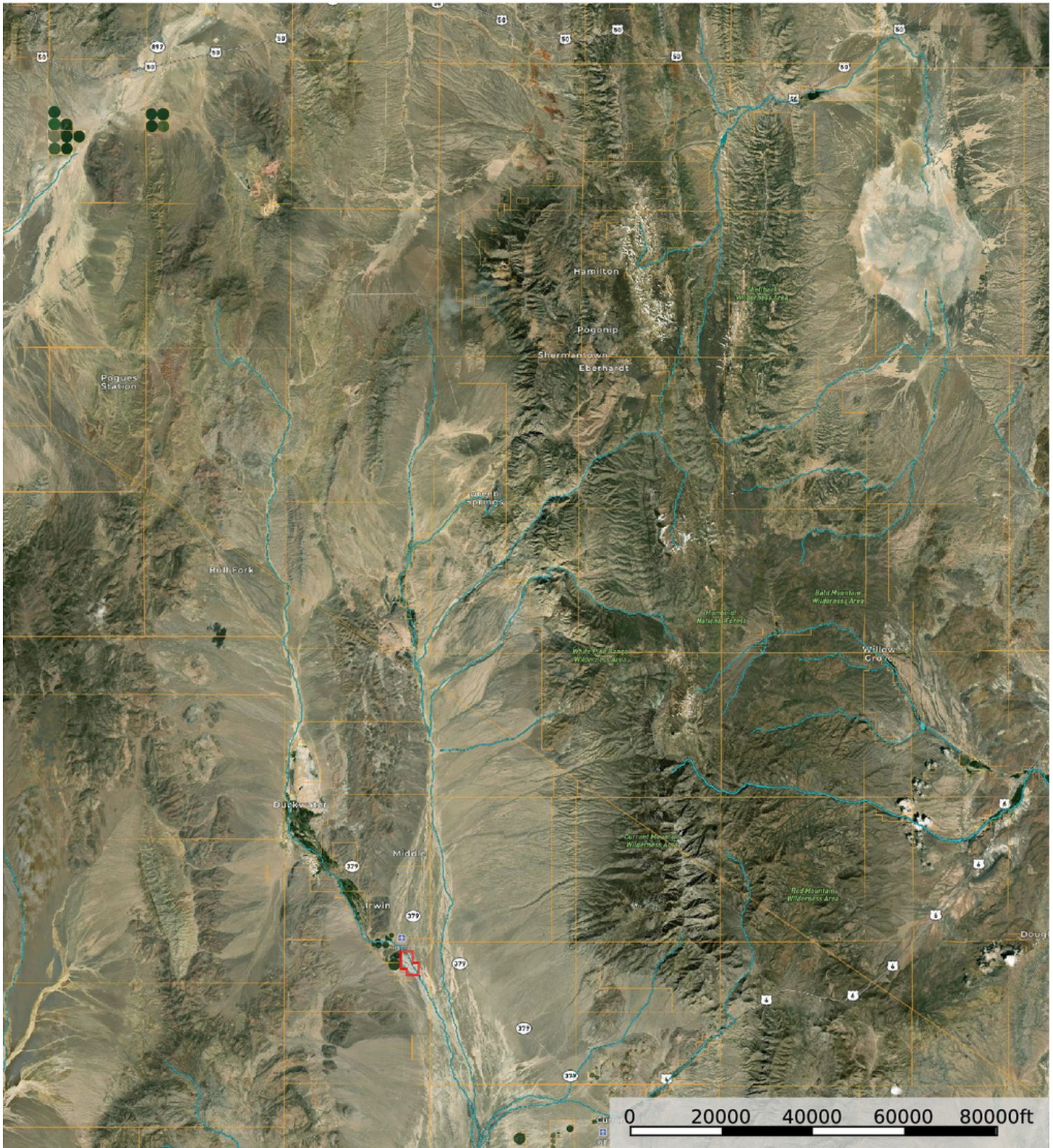
Boundary Stream, Intermittent River/Creek Water Body Water Wells

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 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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Property Summary

- 360 + / - Acres
- Livestock or horse property
- Mountain and valley views
- Perimeter fenced
- Live power on property
- Well in place
- Game Management Unit 164
- Outdoor recreation opportunities in the area



All information has been obtained from sources deemed reliable by Outdoor Properties of Nevada, Inc. The accuracy of this information is not guaranteed or warranted by either Outdoor Properties of Nevada, Inc., or the Sellers, and prospective Buyers are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice and any offer presented does not have to be accepted.



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