

## Property Details

CONTROL:	Exclusive	VALUE: \$1,200,000
		LOAN: \$0
		EQUITY: \$1,200,000
TITLE:	Vacant Land - 81.72 Acres southeast of Las Vegas	
TYPE:	Land	
HAVE:	Introducing a rare 81.72-acre slice of wilderness just an hour southeast of Las Vegas. This unique parcel of land boasts a rich history dating back to the early 1860s, with 4 patented gold mine claims that add to its allure.	
WEBSITE URL:	<a href="https://www.nevada-wilderness-property.com/">https://www.nevada-wilderness-property.com/</a>	
ADDRESS:	Off Hwy 165, Nelson, Nevada	
BENEFITS TO NEW OWNER:	Off-grid property within one hour of Las Vegas. Quiet desert landscape. Great for outdoor enthusiasts and off-road ATV activities.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$469	
NOI:	-\$469	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$469	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Exchange for land in Europe. Land in US with small ranch.	
MOTIVATION:	Owner lives in Europe and doesn't come to the United States very often. Too far to enjoy.	
CAN ADD:	Cash.	
REMARKS:	The Montezuma Mines is located in Nelson, Nevada, U.S.A., 50 miles (80.5 km) from the heart of Las Vegas, Nevada. Youtube: <a href="https://youtu.be/Eu6WwSVoG9I">https://youtu.be/Eu6WwSVoG9I</a>	
OWNER:	Andreas Cohrs	
COUNSELOR:	Kim Henry PO Box 50408 Henderson, , 89016	Phone: 702-301-4275 Email: <a href="mailto:kimhenry@kwcommercial.com">kimhenry@kwcommercial.com</a>