

Property Details

CONTROL: Owner VALUE: \$335,000
LOAN: \$0
EQUITY: \$335,000

TITLE: 670 ACRES OF ROLLING HILLS IN CENTRAL NORTH NEVADA
TYPE: Land
HAVE: An oversized section of 670 acres in Pershing County, NV. Four 40 acre parcels platted with remaining 510 acres in one piece. Good road accesses all lots. Off grid living. Nice rolling hills with views and wild horses.
ADDRESS: 0 Klondike Canyon rd, Winnemucca, Nevada
BENEFITS TO NEW OWNER: Free and clear land. Can sell forties for a profit. Off Grid living. Land bank.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$900
NOI: \$-900
DEBT SERVICE: \$0
CASH FLOW: \$-900
CAP RATE: 0.00%

BENEFITS SOUGHT: Activate equity through exchange or creation of debt.

MOTIVATION: Moderate, doesn't hurt much.

CAN ADD: 20 lots in Cortez, CO, paper, duplexes in Colorado Springs, Land in Atlanta, Ga, Port Townsend, WA

REMARKS: I am a Buyer with this or paper on this. If you will take this for your equity, let me know.

OWNER: Blake Allen

COUNSELOR: Blake Allen Phone: 719-685-0707
108 Canon Ave Cell: 719-684-4123
Manitou Springs, Colorado, 80829 Email: blakeallenrealty@gmail.com