



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	REBEL LAND LLC
Assessor's Parcel Number:	010-80B-051
Property Address:	Unnamed Rd, Montello, NV 89830
County, State:	Elko, NV
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	S2SE4NE4SE4; SEC/LOT: 7 TWN/BLOCK: 39N RNG: 70E ACRES: 0.00 MDB&M
TRS:	T39N R70E SEC 7
Parcel Size:	5.00ăres
Terrain Type:	Desert, Brush, Flat
Lot Dimensions:	320 ft x 660 ft
Elevation:	5,100 ft
Flood Zone / Wetlands:	No flood zone, minimal wetlands present.
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/sx5mwQef7noU9VUn8
GPS Coordinates (Center):	41.2745, -114.0821

GPS Coordinates (4 corners):	41.2749, -114.0809 NE 41.2740, -114.0809 SE 41.2740, -114.0834 SW 41.2749, -114.0834 NW
City or County Limits:	County
School District:	Elko county school district
Access To Property:	Limited access via unnamed dirt road, nearby named roads, Stonehenge Dr or Antelope Rd.
Road Type:	Dirt
Who Maintains Roads:	County / Not Maintained
Closest Highways:	NV-233
Closest Major City:	Salt Lake City, Utah, 2 hr 41 min (182 miles)
Closest Small Town:	Montello, Nevada 89830, 17 min (6.8 miles)
Closest Gas Station:	Montello Gas And Grocery, 323 Front St, Montello, NV 89830, 16 min (6.9 miles)
Nearby Attractions:	Sun Tunnels, Little Pigeon Rd, Wendover, UT 84083, 43 min (27.5 miles) Grouse Creek Rodeo, 11670 Grouse Creek Rd, Grouse Creek, UT 84313, 51 min (37.2 miles) Wendover Viewpoint, West Wendover, NV 89883, 1 hr 6 min (59.3 miles) BlazingStar Wilderness Area, Montello, NV 89830, 1 hr 13 min (22.9 miles) Bonneville State Park, Bonneville Salt Flats State Park, Wendover, UT 84083, 1 hr 13 min (71.6 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$260
Assessed Actual Value:	\$743
Back Taxes Owed? If so amount owed:	None
Tax Liens? If so amount owed:	None
Annual Property Taxes:	\$21.69
Notes:	Taxes are current through 2024.

Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Open Space (OS)
What can be built on the property?	Single family dwelling, agricultural uses, one home and outbuildings for residential purposes. Development may be challenging due to location and access. Public utilities are not available in this area.
Time limit to build?	Building permits are valid 180 days from date of issuance.
Is camping allowed?	Per County, Yes, but limited
Camping restrictions if any:	28 days in a year without a septic system
Are RV's allowed?	Per County, Yes, but limited
RV restrictions if any:	28 days in a year without a septic system
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Must meet code and placement requirements, have access to utilities.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	All tiny homes must meet building code (IRC 2018), placement requirements, have access to utilities.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	Must be single family dwelling.
Is property part of an HOA / POA?	Unable to locate, if any.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	See attached
Deed Information:	798206
Notes:	Information above is based on county restrictions. Unable to locate CC&R's, if any.

Utility Information	
Water?	Would require a well or alternative.
Sewer / Septic?	Would require a septic system
Electric?	Would require alternative power.
Gas?	Would require propane, contact Wells Propane 775-753-6788, etc.
Waste?	Would require private hauler or visit Elko landfill.
Notes:	Utilities may be difficult to obtain due to location. Well and septic required, no visible power poles in the area, only high tension transmission lines to S/SE, alternative power most likely required.
County Contact Information	
County Website:	https://www.elkocountynv.net/
Assessor Website:	https://www.elkocountynv.net/new_page/assessor1/index.php
Treasurer Website:	https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php
Recorder Website:	https://www.elkocountynv.net/new_page/recorder/index.php
GIS Website:	https://elko-search.gsacorp.io/map/#01080B051
Zoning Link:	https://cms2.revize.com/revize/elkocounty/new_page/planning_and_zoning.php
Phone number for Planning Dept:	(775) 738-6816
Phone number for Recorder:	775-738-6526
Phone number for Treasurer:	(775) 738-5694
Phone number for Assessor:	775-738-5217
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A