

THE MONTEZUMA PROPERTY FOR SALE

DEVELOPMENT LAND 82 ACRES WILDERNESS

ONE HOUR SOUTH OF LAS VEGAS • RT 165, AR 49, ELDORADO CANYON, NELSON, NV
W/ PATENTED GOLD MINES • FIRST RECORDED IN 1862/1863

Price reduction!



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7501 Tule Springs Road, Suite 170
Las Vegas, NV 89131



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

kwcommercial.com

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Own a piece of nature in one of the most awe-inspiring history-laden landscapes of the American Southwest

82 acres

40 miles to Las Vegas

**For: Outdoor enthusiasts • Developers •
Hermits • Prospectors • Gun clubs**

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PROPERTY SUMMARY • MOTIVATED SELLER



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Land: 81,72 acres
Price: \$1,000,000
Parcel #: 212-00-002-009
Zoning/Planned Use: RS80/Open Lands (OL)

Click for website: nevada-wilderness-property.com

Click for video: [YouTube](#)

81.72 acres (33 hectares) of pristine Eldorado Wilderness, the Montezuma Mines consist of 4 mining claims Montezuma No.1, Montezuma No.2, Pizarro, and Urbain, which are among the oldest of Nevada (early 1860s).

The property was patented in 1911, granted by the Mining Act of 1872, for gold. It is exempt from all state and county ordinances. By filing an Affidavit of Labor the investor is exempt from property taxes.

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

The sale includes all existing patents and claims.

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40 miles south of Las Vegas Harry Reid Airport, 40 miles north of Searchlight, 4 miles up from the Colorado River.

T25S R64E S1/2 Sec29; GPS 35° 44' 49" N, 114° 46' 58" W, Nelson Cutoff Road, Nelson, Searchlight, 89046, NV.
The property can be viewed on Google Earth - Montezuma Mines - Nelson, Nevada, U.S.A.

Nestled in pristine nature wilderness with breath-taking landscape and views as far as to the Colorado River, this property is a unique retreat from Las Vegas.

And, it has a history of mining gold, silver, copper, and other minerals.

The Montezuma property is located between Black Canyon and El Dorado Canyon near historic town Nelson and Techatticup mine, where one of the biggest mining booms in Nevada history occurred.

Historic Techatticup Mine and recreational Nelson's Landing at the River are accessible through the town of Nelson off US95/US165 about 25 minutes SE from Vegas.

It is the only piece of private property of it's kind inn this area.

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Potential usage: retreat, outdoor activities, shooting range, hold for investment etc. Exclusive privacy.

The land has many values; with claim records from early 1860s, it ranges among the oldest recorded mining claims of Nevada. Its rich tapestry of history is documented through research at UNLV, Kingman Museum, and the National Archives.

With a history steeped in mining, El Dorado Canyon witnessed one of Nevada's most significant mining booms. Gold, silver, copper – the earth beneath holds tales of prospectors chasing dreams and fortunes.

If a corporation were to invest in this property, four of the corporate officers could acquire another 20 contiguous acres making 160 acres.

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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.

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.

There is furthermore a moratorium on patented claims since 1995. Surface assays by American Assays Laboratories, Sparks, NV revealed gold, silver, copper, and rare earth minerals. All of the gold mining was done by hand and refined at smelting facilities elsewhere, periodically from 1860 to 1930s.

The property is a patented Lode mine and free from contamination of toxic chemicals used in Placer (surface) mining and Lode (hard rock) or underground mining.



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PHOTOS • RECREATIONAL ACTIVITIES



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PHOTOS • CLAIM RECORDS 1862/1863



Record No. 180 Montezuma Lode 3rd Ext. East ^{relocated}
 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.

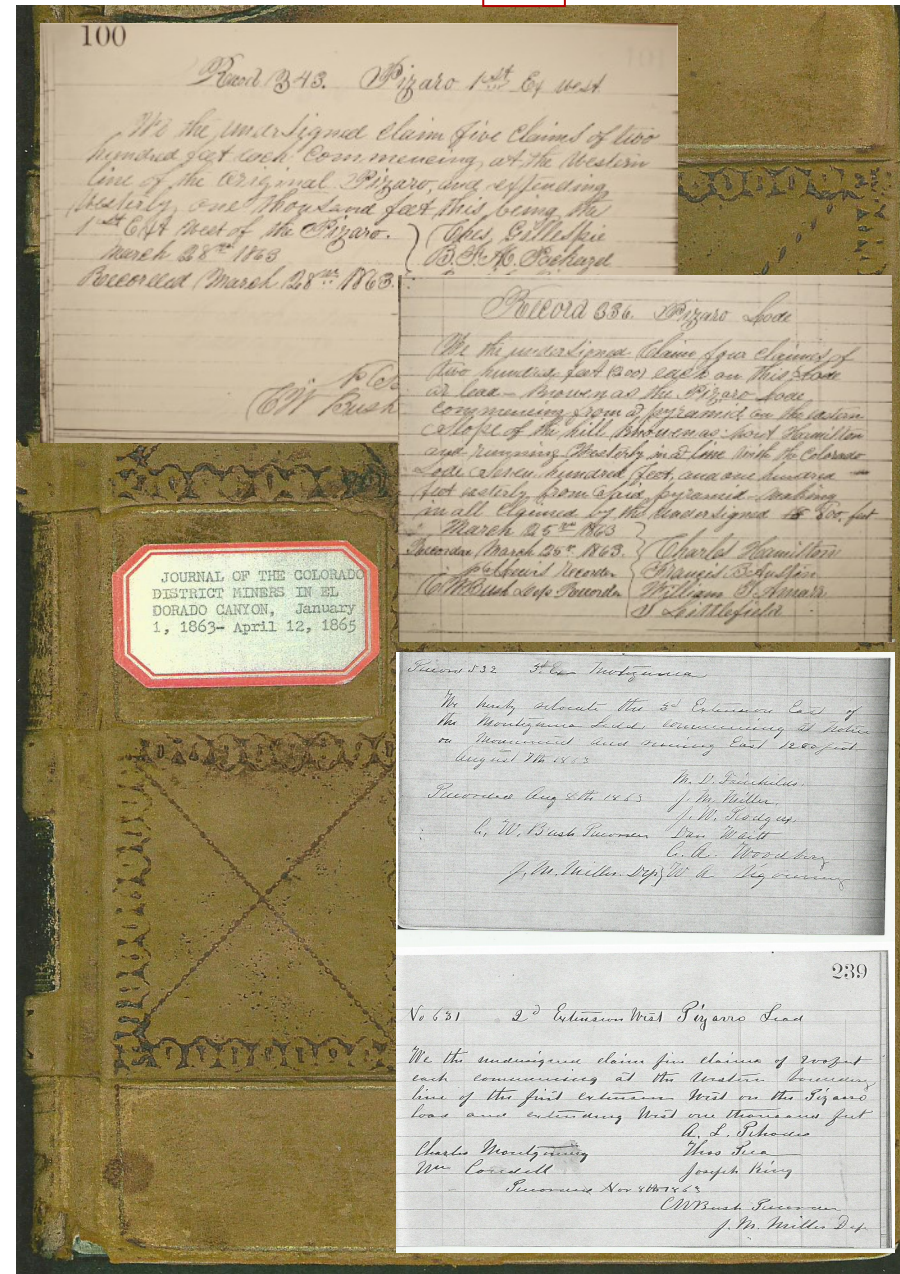
Names	Names
James A. Evans	Thos. B. Harris
J. H. Burbee	Gustave Hansen
Charles Sherman	

A. S. Lewis Recorder
 per M. Bignall Deputy

Record No. 181 Montezuma Lode 3rd Ext. East ^{relocated}
 We hereby abandon the fourth Extension of the Montezuma
 Lode and relocate the 3rd Extension of the same Lode
 consisting of twelve hundred feet commencing at Point
 on Monument and running East. Located Jan. 1st 1863
 Recorded Jan. 1st 1863 at 4 o'clock P. M.

Names	Names
W. D. Fairchild	J. W. Rodgers
A. W. Miller	Gen. White
J. W. Miller	H. J. Woodbury

A. S. Lewis Recorder
 per M. Bignall Deputy



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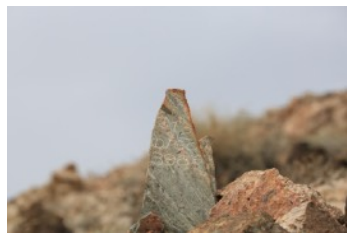
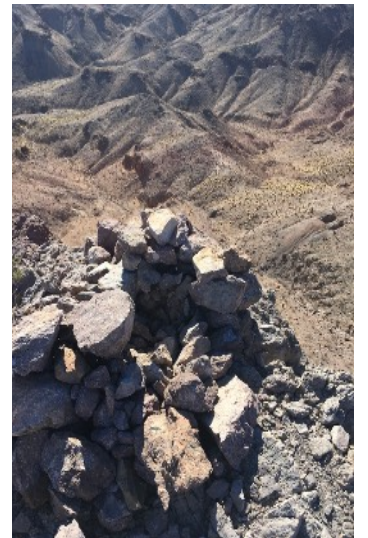
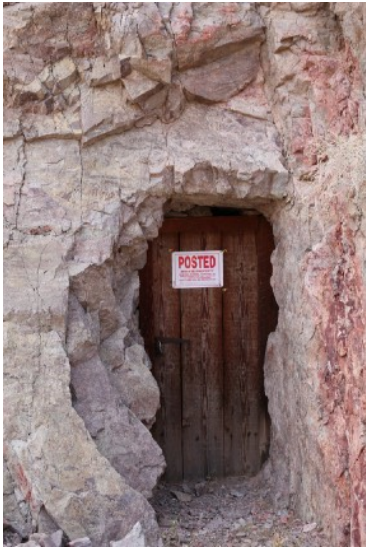
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PHOTOS • CLAIM MARKERS & TUNNELS



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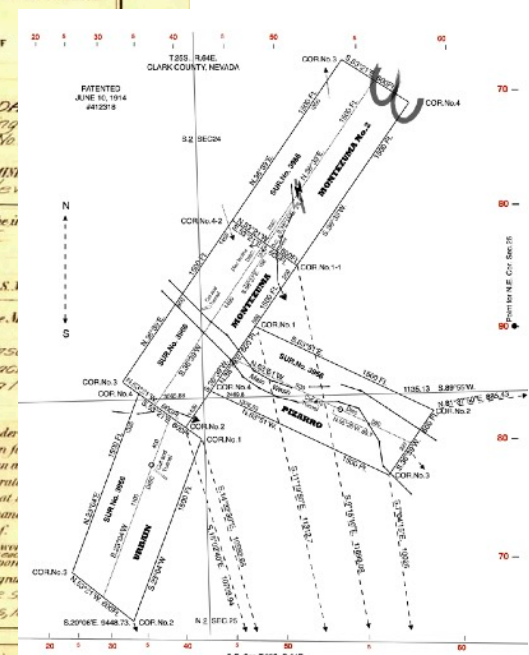
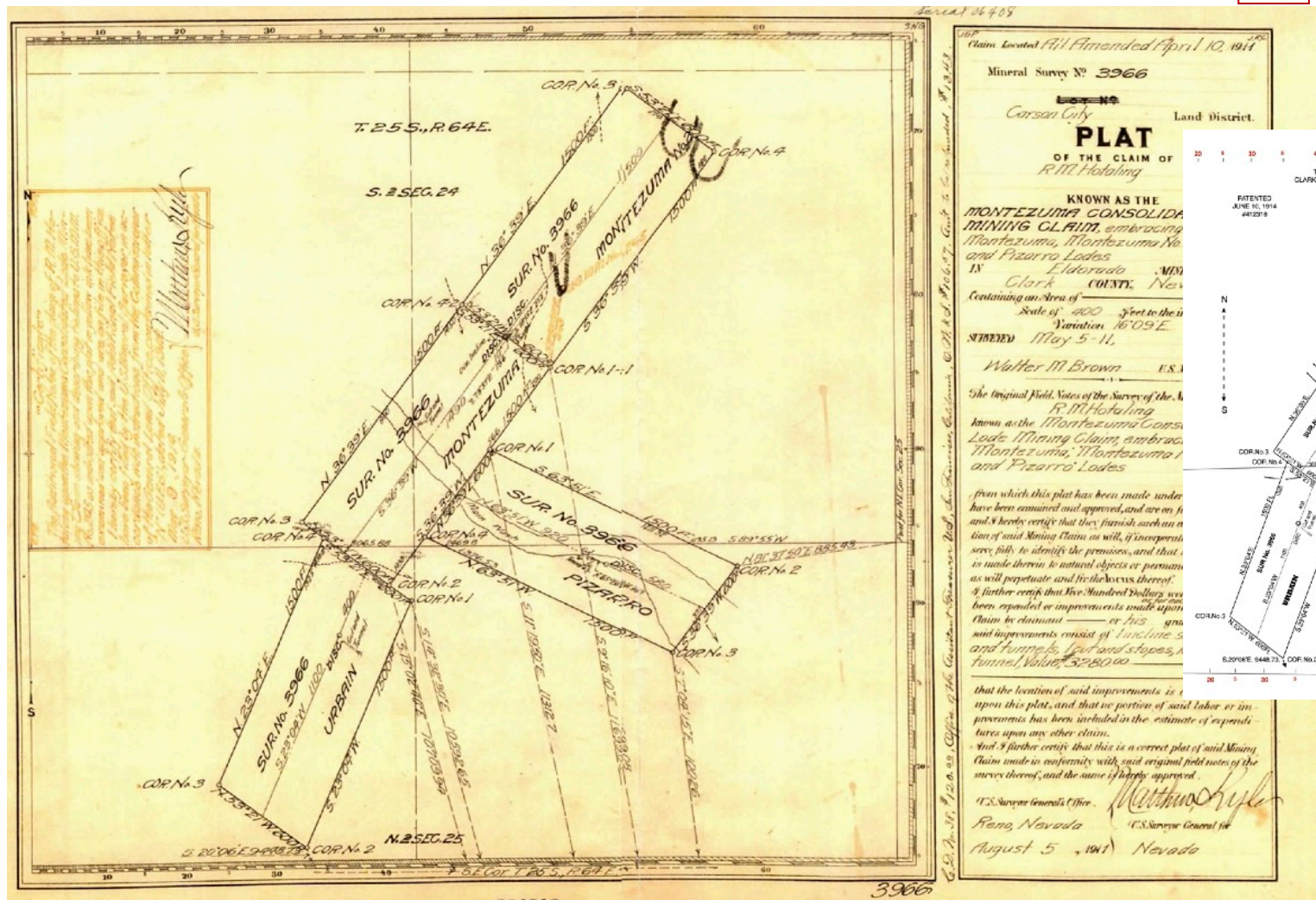


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PHOTOS • ORIGINAL PLAT MAP



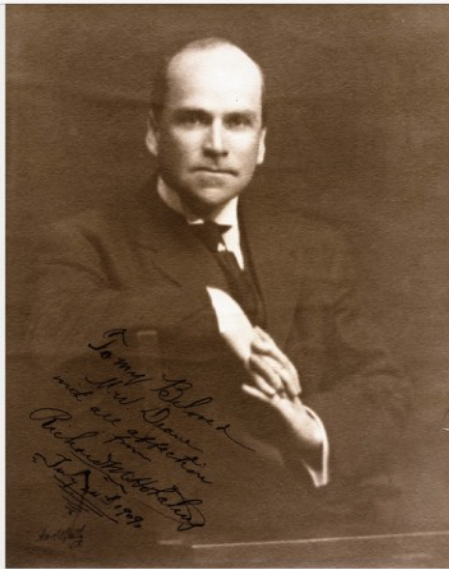
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Land Patent Image
 State of Nevada
 The United States of America,
 Do hereby give notice and say hereby
 that the following is the description of the land to be patented to the said party.
 Section 24 and 25, Township No. 28 S.
 of Range No. 64 E Meridian, designated as Lot No. 3966
 the said Lot No. 3966 extending
 1500-1500-1500-1500 feet in length along said
 Respective vein or lode, expressly excepting
 and excluding from said purchase all that portion of the ground embraced in mining claim or survey
 designated as Lot No.
 and also all that portion of any vein or lode the top or apex of which lies inside of said excluded ground; said
 lode mining claim as entered, embracing 81.720 acres, and said ~~lot~~ ~~land~~ ~~and~~ ~~acres~~, in
 the Eldorado Mining District, in the County of Clark
 and state of Nevada, as shown by the plat and field notes of survey
 thereof, for which the said party first above named this day made payment to the Receiver in full, amounting
 to the sum of Four Hundred and Ten (\$410.00) dollars.
 NOW, THEREFORE, Be it known that upon the presentation of this Certificate to the COMMISSIONER OF
 THE GENERAL LAND OFFICE, together with the plat and field notes of survey of said claim and the proofs
 required by law, a PATENT shall issue thereupon to the said
 R. M. HOTALING
 if all be found regular.
 28
 2.8.97
 S.W. 11

4-201. Ser. No. 08
 Received: 7/13/00
 Rec. No. 751696

REGISTER'S FINAL CERTIFICATE OF ENTRY.

DEPARTMENT OF THE INTERIOR,
 UNITED STATES LAND OFFICE,

Mineral Entry No. 06408
 Lot No. 3966

at Carson City, Nevada,
 Dec 18 1911, 19__

IT IS HEREBY CERTIFIED That in pursuance of the provisions of the Revised Statutes of the United States, Chapter VI, Title XXXII, and legislation supplemental thereto,
 -----R.M. HOTALING BY Leon French atty in fact.

whose post-office address is Searchlight, Nevada, on this day purchased that Mining Claim known as the "Montezuma Consolidated Lode Mining Claim," embracing the "Montezuma, Montezuma No. 2, Urbain and Pizarro Lodes."

§ Sec. 24 and 25, Township No. 28 S.
 of Range No. 64 E Meridian, designated as Lot No. 3966
 the said Lot No. 3966 extending
 1500-1500-1500-1500 feet in length along said
 Respective vein or lode, expressly excepting
 and excluding from said purchase all that portion of the ground embraced in mining claim or survey designated as Lot No.
 and also all that portion of any vein or lode the top or apex of which lies inside of said excluded ground; said lode mining claim as entered, embracing 81.720 acres, and said ~~lot~~ ~~land~~ ~~and~~ ~~acres~~, in the Eldorado Mining District, in the County of Clark and state of Nevada, as shown by the plat and field notes of survey thereof, for which the said party first above named this day made payment to the Receiver in full, amounting to the sum of Four Hundred and Ten (\$410.00) dollars.
 NOW, THEREFORE, Be it known that upon the presentation of this Certificate to the COMMISSIONER OF THE GENERAL LAND OFFICE, together with the plat and field notes of survey of said claim and the proofs required by law, a PATENT shall issue thereupon to the said
 -----R. M. HOTALING
 if all be found regular.
 28
 2.8.97
 S.W. 11

Pat No 412318
 JUNE 10 1914

ELDORADO

Boat Runs to Needles Smelter Nelson Growing

Searchlight Bulletin: Sandy Harris, of the Chippewa group, Eldorado Canyon who recently floated a new flat boat of his own construction to Needles, loaded with a sample shipment from his own property for the smelter, reports that his boat will be equipped with its own power by September 15, and about that time make the return trip.

A. K. Wright, of the Mizpah and Jumper properties of Nob Hill, Eldorado Canyon, who was in town the first of the week, stated that he was in touch with capitalists who are keeping close watch of that section with a view of putting in a smelter as soon as the ore production would safely justify it. Among the properties which already have a good showing of ore, and some of them considerable, he mentioned the Sphinx, Silver Legion, Gold Legion, Techaticup, Fortuna, Nevada-Empire (Black Hawk claim), Nevada-Eldorado and Black Hawk Consolidated.

The little Canyon town of Nelson now numbers at least twenty tents or canvas houses and all occupied, among them being several families. Last year at this time there was but one habitation. The same large increase is noted in the number of miners about the district. Where there were about a dozen working a year ago, there are now close to 100.

COPPER FIND

It is reported from Searchlight that an interesting discovery of copper ore has been made four miles north of the Techaticup mine in Eldorado canyon. Herman Wesselhoff has sunk a shaft eighty-five feet and intends to continue until he reaches the hundred-foot level. For nearly a month prospectors have been busy in this part of the Searchlight district.

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MAPS & DIRECTIONS



13

(8.2) ARRIVED. Rock house to your left.

Pyramid Rock

(6.8) Three poles about 2' - 3' high; right after them road splits. Stay right. (Left = dead end box canyon)

(8.2) ARRIVED. Rock house.

Nelson Riding stables

Start at Historic town of Nelson, General store; 200 yards east, turn left at riding stables and immediate right (0.0) on dirt road.

Black Ore Mill site, forlorn trailer (0.8), keep right.

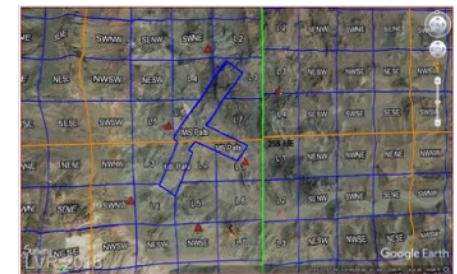
Marker: Lake Mead Recr. area (1.6)

(3.8) Take Rd 49! Rd 48 turns left here and leads to southern side of property (! barrier from recent flash flood)

(4.8) Here NE-route turns north, then NW. Rd 48 turns west here and leads to southern side of property (! barrier from recent flash flood). Be careful not to turn east into sandy wash to Colorado River

(5.8) Rd 49 sign; green fence to your right.

Road to Montezuma
Mileage (0.0) - (8.2)



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PHOTOS • NEAR HISTORIC NELSON



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