

Property Details

CONTROL: Exclusive VALUE: \$1,000,000
LOAN: \$0
EQUITY: \$1,000,000

TITLE: 82 Acres - remote development land for sale
TYPE: Development
HAVE: The Montezuma Mines is 81.72 acres of wilderness land in Nelson, Nevada, 50 miles from Las Vegas. This property is a patented Lode mine, with four patented (inactive) gold mine claims. It was patented June 10, 1914 granted by the Mining Act of 1872.

WEBSITE URL: <https://www.nevada-wilderness-property.com/>
ADDRESS: No address, Nelson, Nevada
BENEFITS TO NEW OWNER: Montezuma has both mining and development potential.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$500
NOI: \$-500
DEBT SERVICE: \$0
CASH FLOW: \$-500
CAP RATE: 0.00%

BENEFITS SOUGHT: Sale or exchange. Exchange to be in Germany or in another European country.

MOTIVATION: Owner inherited land from close friend. The value to both previous owner and new owner was time shared on the site.

CAN ADD: Owner carry partial balance with substantial down payment.

REMARKS: Current owner resides in Germany.

OWNER: ANDREAS M COHRS

COUNSELOR: Kim Henry Phone: 702-301-4275
PO Box 50408 Email: kimhenry@kwcommercial.com
Henderson, , 89016