



## Due Diligence Report

# NV-Elko-010-35C-022

### Property Details

|                          |                                                           |
|--------------------------|-----------------------------------------------------------|
| Owner Name               | THE LAND BROS LLC                                         |
| Owner Address            | 10810 N TATUM BLVD STE 102-894, PHOENIX, AZ<br>85028-6056 |
| Assessor's Parcel Number | 010-35C-022                                               |

### Property Facts

|                                   |                                                                                                                                                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address                           | N/ A                                                                                                                                                                                            |
| County                            | Elko                                                                                                                                                                                            |
| State                             | NV                                                                                                                                                                                              |
| Subdivision/Block/Lot             | GAMBLE DISTRICT/N/A/N/ A                                                                                                                                                                        |
| Legal Description<br>(unofficial) | SEC 9 TWP 38N RGE 68E MDB&M                                                                                                                                                                     |
| T R S                             | T-38N, R-68E, S-09                                                                                                                                                                              |
| Parcel Size                       | 10                                                                                                                                                                                              |
| Number of Parcels                 | 1                                                                                                                                                                                               |
| Google Map Link                   | <a href="https://www.google.com/maps/search/?api=1&amp;query=41.19910430908203,-114.2922592163086">https://www.google.com/maps/search/?api=1&amp;query=41.19910430908203,-114.2922592163086</a> |
| Property Record                   | <a href="https://elko-search.gsacorp.io/parcel/01035C022">https://elko-search.gsacorp.io/parcel/01035C022</a>                                                                                   |

## GPS Coordinates

|        | Degrees, Minutes, Seconds    | Decimal Degrees       | Elevation<br>FT |
|--------|------------------------------|-----------------------|-----------------|
| Center | 41°11'56.77"N,114°17'32.13"W | 41.199104,-114.292259 | 5451            |
| NW     | 41°11'59.98"N,114°17'36.58"W | 41.199994,-114.293495 | 5484            |
| NE     | 41°11'59.79"N,114°17'27.56"W | 41.199943,-114.290988 | 5428            |
| SE     | 41°11'53.57"N,114°17'27.69"W | 41.198215,-114.291026 | 5424            |
| SW     | 41°11'53.76"N,114°17'36.7"W  | 41.198267,-114.293528 | 5470            |

## Last Transfer Info

|                      |                              |
|----------------------|------------------------------|
| Deed Type            | Grant, Bargain and Sale Deed |
| Deed Transfer Date   | 12/19/2022                   |
| Deed Record Location | Document Number # : 814506   |

## County Website Information

|                 |                                                                                                                                                                               |                |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| County Website  | <a href="https://www.elkocountynv.net/">https://www.elkocountynv.net/</a>                                                                                                     |                |
| Treasurer       | <a href="https://www.elkocountynv.net/departments/treasurer20/index.php">https://www.elkocountynv.net/departments/treasurer20/index.php</a>                                   | (775) 738-5694 |
| Recorder/Clerk  | <a href="https://www.elkocountynv.net/departments/recorder/index.php">https://www.elkocountynv.net/departments/recorder/index.php</a>                                         | (775) 738-6526 |
| Planning/Zoning | <a href="http://cms2.revize.com/revize/elkocountynevada/departments/planning_and_zoning/">http://cms2.revize.com/revize/elkocountynevada/departments/planning_and_zoning/</a> | (775) 738-6816 |
| GIS Website     | <a href="https://gis.elkocountynv.net/index.html">https://gis.elkocountynv.net/index.html</a>                                                                                 |                |
| Assessor        | <a href="https://www.elkocountynv.net/departments/assessor1/index.php">https://www.elkocountynv.net/departments/assessor1/index.php</a>                                       | (775) 738-5217 |

## Property Tax Information

|                         |         |
|-------------------------|---------|
| Assessed Property Value | \$530   |
| Back Taxes Owed         | \$41.94 |
| Tax Liens               | \$0     |
| Annual Property Taxes   | \$28.64 |

## Actual Property Details/Information

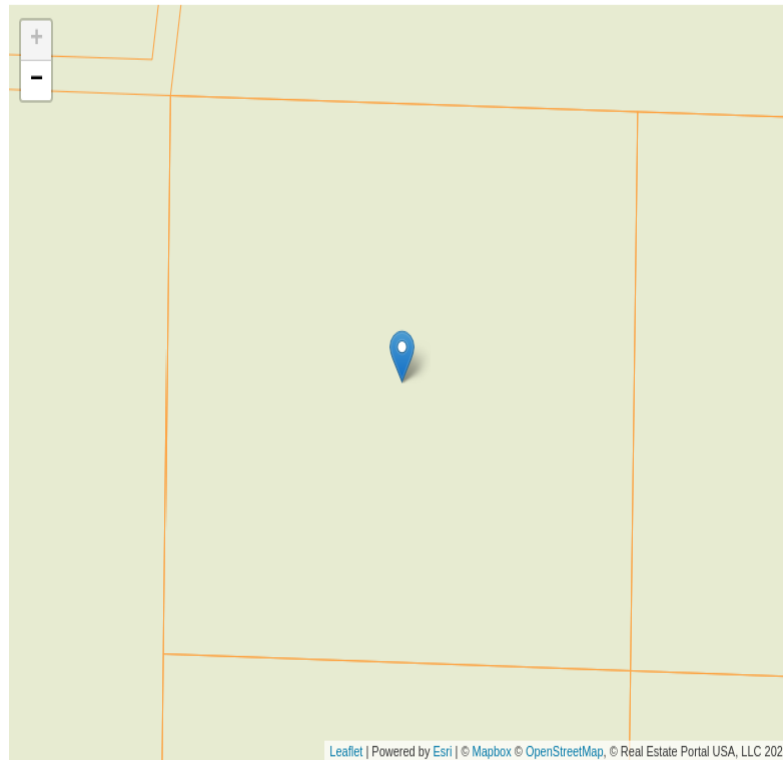
|                      |                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Access Road          | Land Locked                                                                                                                                            |
| Road Surface         | Dirt                                                                                                                                                   |
| Road Maintenance     | Private                                                                                                                                                |
| Elevation (ft)       | Low: 5424 ft. / High: 5484 ft                                                                                                                          |
| Terrain Type         | Flat, Plain, Desert                                                                                                                                    |
| Closest Highways     | US HWY 80, RT 233                                                                                                                                      |
| Closest Major Cities | Salt Lake City, Park City, Brigham City, West Valley City                                                                                              |
| Nearby Attractions   | Sun Tunnels, Historic Wendover Airfield Museum, Enola Gay Hangar, Trail Of The 49ers, Interpretive Center, Bonneville Salt Flats International Raceway |

## County Details

|                                  |                                                                                                                  |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|
| Zoning                           | Vacant - Single Family Residential/Open Space                                                                    |
| Property Use Code                | 120/OS                                                                                                           |
| What Can Be Built                | House                                                                                                            |
| What Can You Do On/Near Property | Reside                                                                                                           |
| Camping/Notes                    | Camping is allowed for 28 days at a time.                                                                        |
| RVs/Notes                        | RVs are allowed, but if not hooked up to a septic system they have to be moved every 28 days.                    |
| Mobile Home/Notes                | Mobile homes are allowed but a building permit is required. Must have an approved septic permit and well access. |
| Water                            | Build a well. Contact Nevada Division of Water Resources at (775) 684-2800.                                      |
| Sewer/Septic                     | Septic. Contact Nevada Division of Health at (775) 684-5920.                                                     |
| Electric                         | Contact Wells Rural Electrical or NV Electric at (775) 752-3328/ (702) 402-5555.                                 |
| Gas                              | No gas lines. Use propane. Contact Propane of Wendover Inc at (775) 664-2291.                                    |
| Waste                            | Contact Elko Sanitation at 775-738-3771.                                                                         |
| HOA/Fees                         | None in the region.                                                                                              |

## Photos

Nearby Property  
Bounds



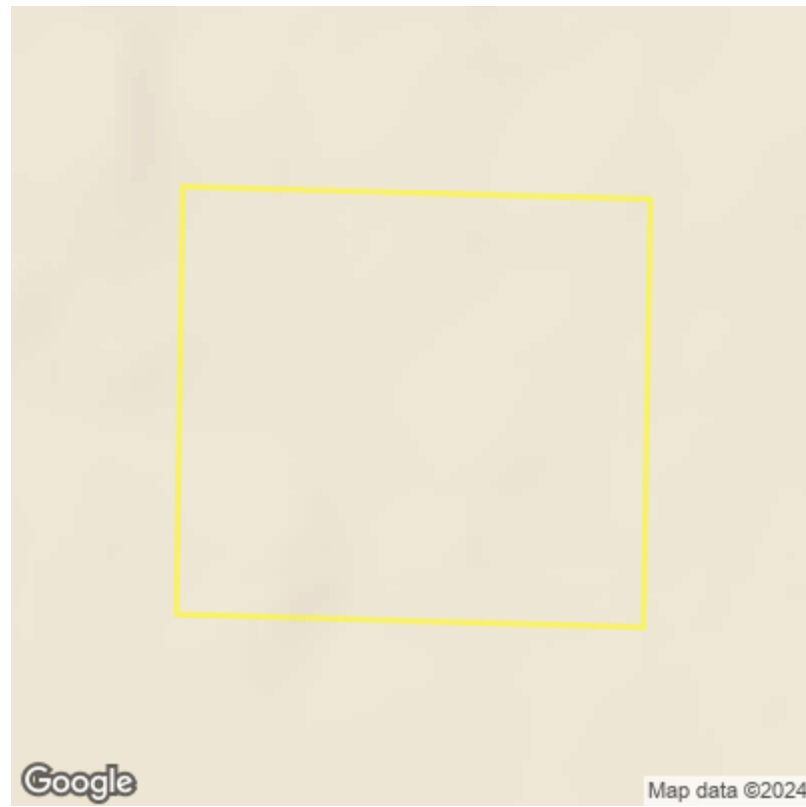
Close Up



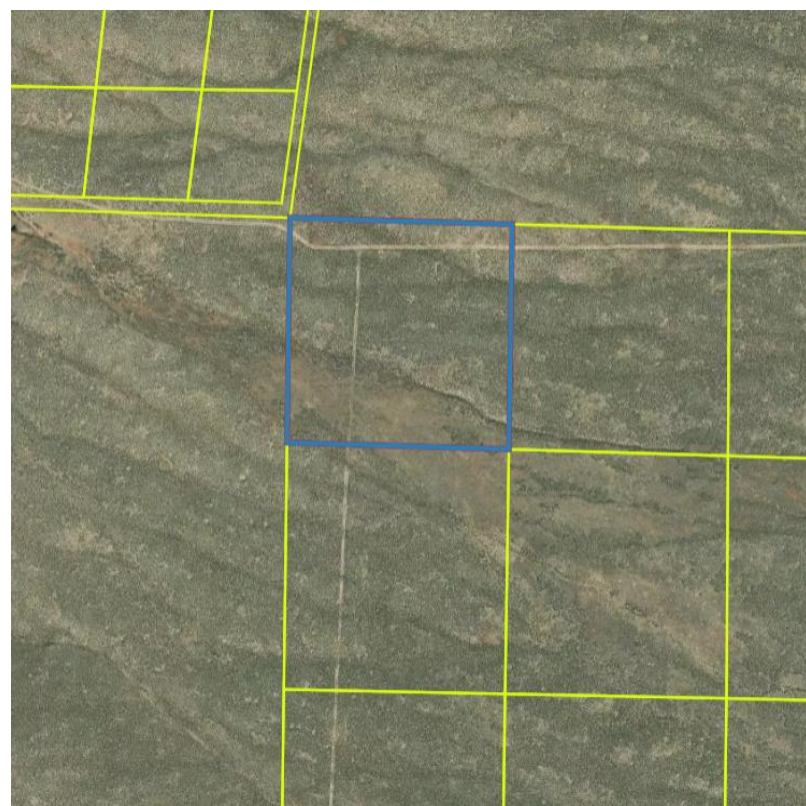
Main Roads  
Overview

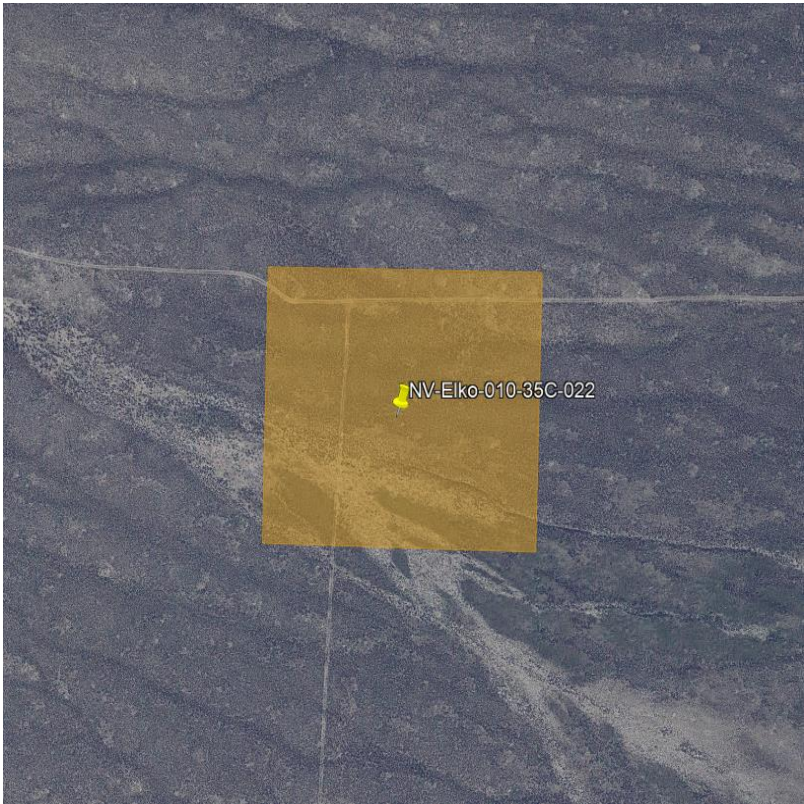


Terrain



GIS



|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street |  An aerial photograph showing a dense, dark green field or forest. A single red location pin is placed in the center of the image, indicating a specific point of interest.                                                                                                                                                                                         |
| Aerial |  An aerial photograph of a field with a yellow location pin and a yellow rectangle. The yellow pin is located in the center of the field, and the yellow rectangle is positioned around it. The text "NV-Elko-010-35C-022" is visible next to the pin. The field appears to be a mix of dark and light green, possibly indicating different vegetation or terrain. |

