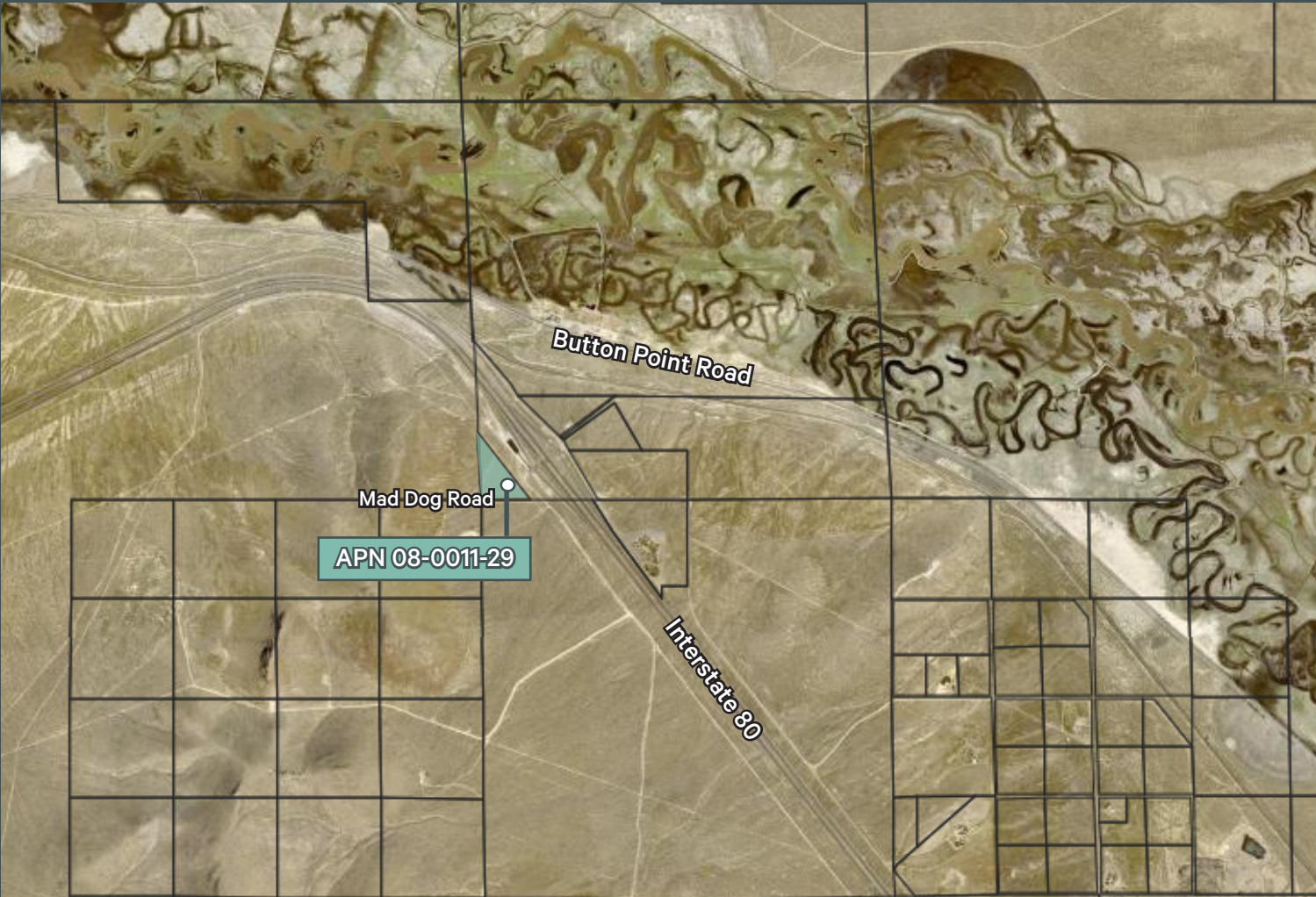


6.54 Acres on Interstate 80

Mad Dog Road
Golconda, NV 89414

\$125,000





6.54 Acres Land

APN 08-0011-29

M-3 Zoning Intended for rural lifestyles, agriculture, livestock, and single-family dwellings. Conditional uses include mining, gun clubs, and dude ranches.

Access

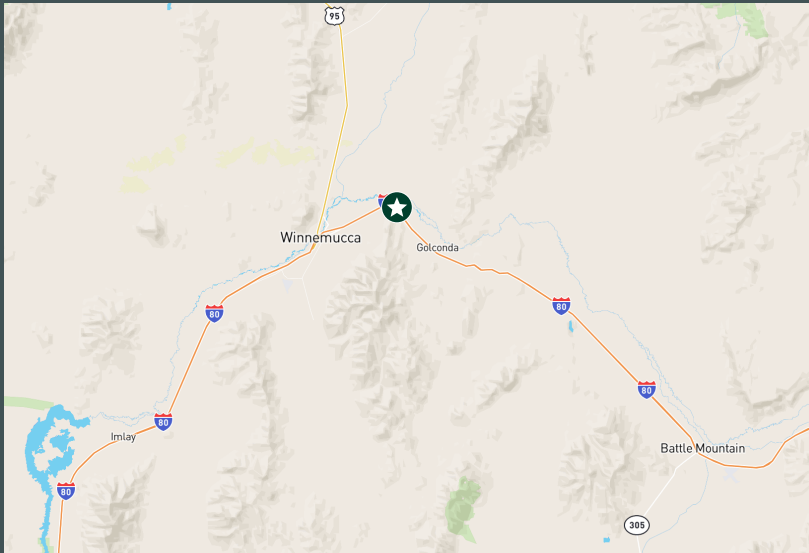
- + Follow I-80 E to Humboldt County. Take exit 187 from I-80 E
- + Turn Right on Tracy Road
- + Turn Right on Mad Dodg Road and property is on the right

Utilities

- + Power serviced by NV Energy
- + Gas- 500 gallon underground propane tank on site

LOCATION	DRIVE TIME
Winnemucca, NV	9 MILES
Elko, NV	117 MILES
Fernley, NV	143 MILES
Reno, NV	175 MILES

Location

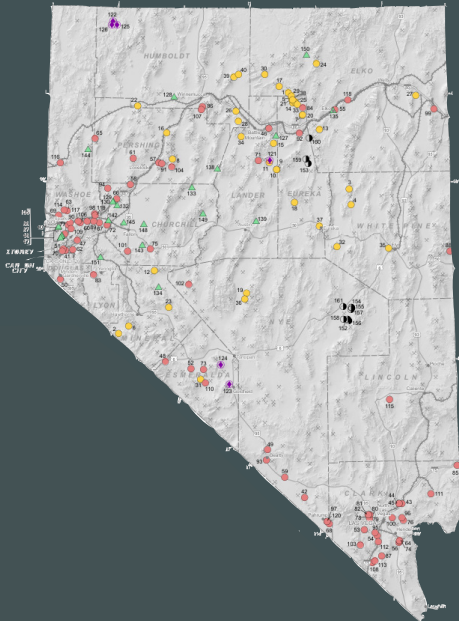


The property is located immediately outside of Winnemucca in Northern Nevada and is annexed to Golconda, Nevada.

The property is situated along Interstate 80 and between major Highways 95 and 305.

The local economy is largely supported by:

- Lithium America, the largest Lithium mine in the U.S.
- Gold & Minerals Mining
- Manufacturing
- Ranching
- Farming
- Energy Production
- Renewable Resources
- Logistics & Warehousing



Some of the world's largest gold mining companies operate both underground and large scale open pit mines in the area. These operations supply some of the best paying jobs in the state.

This property may be suited to support local mine storage or laydowns.

Winnemucca is surrounded by vast unpopulated stretches of lands owned and administered by the Nevada Department of Conservation and Natural Resources, the U. S. Bureau of Land Management and the U.S. Forest Service. This provides an opportunity for nearly unlimited access for exploring, sightseeing, camping, hunting, fishing and many other recreational opportunities.

The region has a mild high desert climate, 227 days of sunshine per year*, with warm days in the summer moderated by the cool summer nights. Winters are easy, with an average of 19 inches of snowfall*.

* source: Humboldt Development Authority, Sperling's Best Places

Data shown were active in 2019 as compiled by Nevada Bureau of Mines and Geology (www.nbmug.unr.edu), and the Nevada Division of Minerals (www.minerals.state.nv.us). Source: NBMG publications— MI-2019, The Nevada Mineral Industry 2019, and P-31, Major Mines of Nevada 2019.

Contact Us

Brett Edwards
Senior Vice President
+1 775 247 8856
brett.edwards@cbre.com
Lic. 0143311



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.