NORTHERN NEVADA REAL ESTATE GUIDE

SEPTEMBER 2025

The Back-to-School Effect on Real Estate
PAGE 22 - 23



Meet Elko's Power Couple

More than just a real estate team, Mike & Colette Reynolds are partners in life and in business. With a blend of experience, care, and dedication, they help families find not just a house, but a place to truly call home.

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BATHROOM

PROPERTY **FEATURES**

- ✓ **72.63 Acres**
- ✓ **4,589 Sq Ft**
- ✓ **3-car Garage**
- ✓ **3.5 Bath**
- ✓ **6 Bedrooms**
- ✓ **Private Bunk House**

BOOK A TOUR

775-777-4217

This incredible property spans approximately 72.63 Acres and **includes historic water rights dating back to the 1870s.** With commercial easements in place, guests can access roads and trails unaccompanied across neighboring ranch-land and into the U.S. Forest Service, making it ideal for a business venture like a guest ranch or retreat.

The main home is 4,589 sq. ft. and built for entertaining, featuring **6 bedrooms, 3.5 baths, a sauna, a spa-style shower, a game room with a custom pool table, and a vintage wood cook stove.** Enjoy **radiant in-floor heat, a large wood-burning fireplace,** and **wraparound decks with a gazebo** and **spacious patio for outdoor living.**

The grounds are beautifully landscaped with a wide variety of trees and a thriving orchard of 30 fruit trees producing apricots, cherries, peaches, pears, apples, grapes, and more. A mountain-fed pipeline provides spring water at high pressure, irrigating the meadows and supplying the home and bunkhouse, PLUS potential to power a hydroelectric system.

Additional features include a newer 48'x36' insulated barn with a luxury bunkhouse (full kitchen, laundry, tiled bath, and in-floor heat), **a 3-car insulated garage with storage, old west-style outbuildings, and a three-bay shed for ATVs or equipment.** The **entire property is fully fenced** with long-lasting steel fencing, bordered by the year-round Herder Creek and featuring two ponds.





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775-777-4217

Chad Steele
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775-962-1356

The Matlock Team

kw VIP
KELLERWILLIAMS REALTY



Will Matlock, Carmen Matlock, Ashley Campos

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Carmen: 775.934.5846
Ashley: 801.230.1073

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September 2025

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Meet LPT/Colette Reynolds
on pages 10-11
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529 Education Savings Plans: More Flexible Than You think.

Planning for your child's education can feel overwhelming, but a 529 education savings plan offers a powerful way to build a financial foundation for their educational future.

One in 4 parents currently invests in a 529 plan, according to 2025 research by Edward Jones and Morning Consult. Perhaps it's because of the tax benefits — earnings are generally tax free if the money is used for qualified educational expenses. Or perhaps it's because of their flexibility.

Types of education. While most people know 529 plans can help cover college and university tuition, these versatile accounts can also pay tuition for vocational and trade schools, making them suitable for students pursuing careers in skilled trades like plumbing, electrical work or culinary arts. Additionally, some apprenticeship programs qualify for these funds. And even K-12 tuition expenses are covered, up to $10,000 per year for private, public and religious elementary and secondary schools.

Beyond tuition. Withdrawals from a 529 plan can move beyond tuition and cover the cost of room and board for students enrolled at least half-time. They can help pay for books, computers and qualified educational supplies. And a big surprise for some: A 529 plan can help with student loan repayment up to $10,000 per beneficiary.

Who can contribute. Fortunately, 529 plans welcome contributions from anyone — parents, grandparents, other family and friends. Contributions are treated as gifts to the beneficiary, so most contributors will want to stay within the annual nontaxable gifting limit (which for 2025 is $19,000 for individuals or $38,000 for married couples filing jointly).

Interestingly, 1 in 5 parents would prefer for their child to receive 529 contributions as gifts from loved ones, making these accounts perfect for birthdays, holidays and other special occasions.

Multiple children. If you have multiple children, you have options in how you structure your 529 savings. You can maintain separate accounts for each child or use one account for all your children.

Unused funds. You may be concerned about what happens if your child doesn't use all the money. Fortunately, these accounts offer numerous penalty-free options. You can easily change the beneficiary to another qualifying family member, including siblings, nieces, nephews, grandchildren or even yourself as the account owner.

You can also roll funds to another family member's existing 529 plan. If your child receives a scholarship, you can withdraw up to the scholarship amount without penalty (though you'll pay income tax on a portion of the money). The IRS allows an option to roll up to $35,000 into a Roth IRA for the beneficiary if certain requirements are met. You should consult with your tax advisor on this 529/Roth IRA rollover issue.

State options. It's important to note that 529 plans vary from state to state, and you're not limited to your home state's plan. However, it's smart to examine your home state's offerings first, as many provide special incentives like tax breaks for residents.

When comparing plans, consider factors such as tax benefits, fees, investment options and ease of use. A good financial advisor can help you navigate these choices and identify the plan that makes the most sense for your family's specific situation and goals.

529 education savings plans offer flexibility and tax advantages that help make them an excellent tool for education planning. With their expanded uses and multiple options for unused funds, they can help provide families with both security and adaptability in preparing for their children's educational futures.

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor. Edward Jones, Member SIPC

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2213 N 5th St Ste A
Elko, NV 89801
775-738-8525

College or retirement?
Find out how to prepare for both.

>edwardjones.com

Build YOUR DREAM





496 Rawlings Drive

Discover the perfect blend of comfort and natural beauty in this stunning 5-bedroom, 3-bathroom home located in Spring Creek, Nevada. With breathtaking views of the Ruby Mountains, this property offers a serene and picturesque setting. The large living room and dining area are perfect to enjoy with family or guests. The primary suite is a large bright bedroom with a large en-suite bath with tub, separate shower and dual vanities. Upstairs includes 2 bedrooms and a bathroom which adds versatility. Experience the charm of mountain living while enjoying modern amenities in this exceptional home!

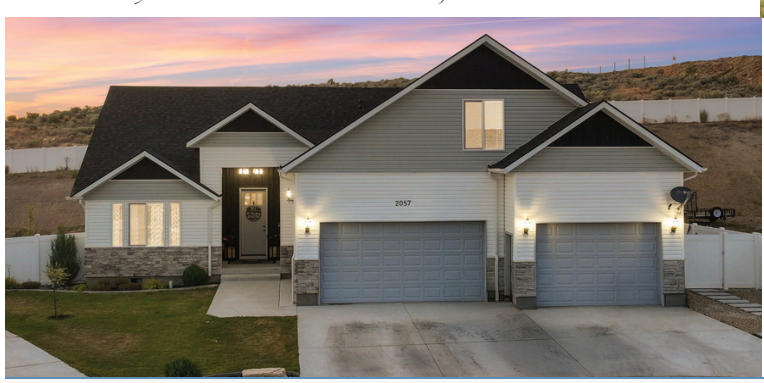
Listed by: Julie Rij S.0183328

3634 Boulder Creek

An exceptional 5-bedroom, 3-bathroom home offering over 2,538 square feet of thoughtfully designed living space. Nestled in a quiet neighborhood, this home provides a perfect blend of comfort and flexibility for families of all sizes. The main level features 3 spacious bedrooms and 2 full bathrooms, along with a welcoming living area ideal for everyday living and entertaining. Downstairs, you'll find a fully finished basement complete with 2 additional bedrooms, a full bathroom, and a generously sized family room! With a backyard fully equipped for hosting friends or enjoying a quiet evening under the stars, you won't want to miss this one.

Listed by: Den Kleck S.0202617 and Julie Rij S.0183328





2057 Eagle Ridge Loop

Experience the elegance of modern living in this stunning 4-bedroom, 3-bathroom home. Designed with care and crafted to impress, this expansive 3,014-square-foot home strikes the perfect balance between luxury and everyday functionality. Featuring vaulted ceilings, spacious bedrooms, and a versatile den or office to suit your lifestyle. A spacious 3-car garage provides ample storage. The prime location offers quick access to shopping, workplaces, and all the conveniences of town. Impeccably maintained and move-in ready-this home is a rare find!

Listed by: Julie Rij S.0183328

BRAEMAR



Frontier Village Townhomes

90 units - 2 & 3 bed options - 2.5 bath - 2 car tandem garage

This will be a beautiful development of townhomes from Braemar Construction. These homes will include; 9 foot ceilings on the main floor, 4 piece Stainless steel appliances including French door refrigerator, and many low maintenance amenities. The rear yard is fenced, and the front will be landscaped including automatic sprinklers and drip system. Development is still in the beginning stages of construction. Bulk sale available.

Located in Winnemucca





Ash Street Village Townhomes

12 units - 2 bed - 1 bath - 2 car garage

This will be a modern addition nestled in the heart of Elko's Tree Streets. Ash Street Village is a beautiful community designed for efficiency and style. These floor plans are small, and deliver big on functionality and charm. Enjoy energy-efficient utilities, a spacious two-car garage, and sleek living spaces. Top it all off with rooftop decks that will offer breathtaking views of the desert sunsets. Experience modern living redefined. Bulk sales available.

Located in Elko

Your Home

Whether you're looking for new home construction in the Elko and Spring Creek area, or custom home building in northern Nevada and beyond, Braemar Construction brings an unparalleled quality and value to your project. While other builders may be interested in simply having a huge inventory of homes and volume sales, Braemar is different. We understand that having a place to call your own – whether it's your first home, or the custom home of your dreams – it's very personal. That's why we pride ourselves on our attention to the little things that make a house a home.

Call us today for more information



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Turning CLIENTS into FRIENDS and HOUSES into HOMES !!!





Colette Reynolds, REALTOR s.0178459
Team Lead / Listing Specialist

Mike Reynolds, REALTOR s.0190037
Team Buyers' Showing Agent

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lpt realty

MEET MIKE REYNOLDS





I will never forget where we were when we got the news that Mike's license was in. I was lying in a hospital bed in Ohio with a drain tube in my neck, recovering from surgery to remove a tumor, part of my left trap, and two inches of motor nerve—right at the start of COVID-19 quarantine. Even in that moment, my heart was bursting with pride for him.

I always knew Mike had the personality and brains to make a wonderful realtor, but I didn't realize just how much of an impact he would have on our business. From the very beginning, he brought an energy and presence that lifted our entire team. As soon as he stepped into his role as our buyers' showing agent, his talent was obvious. Somehow, his first showing with clients nearly always turned out to be "the one." He had this uncanny ability to match people with their perfect home, which earned him my nickname, "my lucky little nugget." It became almost a phenomenon, and I loved watching him succeed. Looking back, I can't imagine how I ever managed without him by my side.

Of course, I had some natural concerns about the idea of being my husband's boss. Who wouldn't? But Mike has consistently shown me the kind of respect only a truly great man can give—the kind that celebrates and supports a strong woman. We often joke that in life he's the king of our family, but in real estate, I'm the queen.

Fast forward five years, and what a journey it's been. I'm thrilled to say I've beaten cancer and just reached my five-year cancer-free milestone. I feel healthier and happier than ever. Our business has flourished, and we've built a system that not only works seamlessly for us but, more importantly, works beautifully for our clients. Together, Mike and I connect with people on different levels, which creates a richer, more personal experience.

Our motto has always been, "Turning Clients into Friends and Houses into Homes." But honestly, I think we could change it to "Turning Clients into Family," because that's what it feels like. If you asked any of our incredible past clients, I'm confident they would tell you that when you work with us, you're not just treated like family—you leave feeling like you've truly become part of ours.

Looking back, I can see that my life has been filled with blessings and miracles, but Mike is without question one of the greatest gifts of them all. He is not only my husband, but my partner in every sense of the word—at home and in business. Even though my health no longer requires his help, I wouldn't let him quit if he tried. He's simply too good at what he does, and too important to our team.

So here we are today—two people who have weathered hardships, celebrated victories, and built something extraordinary together. Mike, thank you for being my partner, my teammate, and my blessing. I love you, babe.

lpt realty

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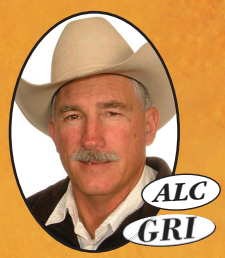
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9034 Ruby Valley Road in Ruby Valley





This 17 acre property has a custom home of 2348 sq. ft with 3 bedroom and 2 bath and 4 quonset type storage buildings. Lot's of trees and a view to die for of the Ruby Mountains. Less than a mile to the paved road and on a good maintained County Road. School just 2 miles South and Church 1 mile North.

Call Paul Bottari on this one.

Price Reduced to $550,000

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Humboldt River Acreage with 300 acres of surface water rights





Would make a good hay base for a range outfit or nice small ranch With fishing holes, chuckar and deer and ducks during the season! 650 deeded and legal access onto Rydnon Exit. Should also be a Great investment property. Also has great Gravel potential. Ideal 1031 Exchange property which should increase in value more than most in future years. Water may be the gold of the future and with the new Conjunctive water management of the state these water rights should have more value in the future. PRICED TO SELL AT $1,200,000.



Wells Development parcels:

With the Amazon Warehouse coming in we will need more housing and these two parcels are prime candidates

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Rainbow Estates Clover Valley



Just one parcel available in Rainbow Estates located approx. 3 miles South of Wells, NV. 10+ acres. Community Water system available and Owner terms offered. Power on site. Excellent Roads. Gated Entrance.
PRICE: $47,000

Angel Lake Property

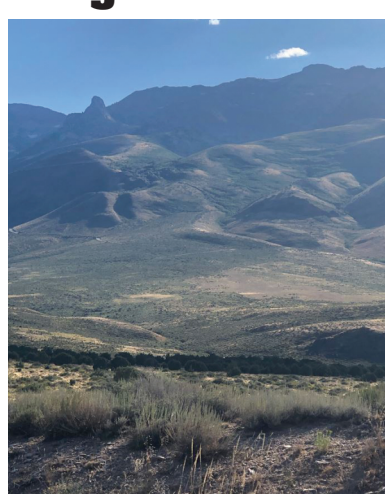


2 Acre Parcels now available on the Angel Lake Road in Wells! Good gravel road. City Water and you can put in septic. Views over Wells and the Wood Hills to the East and Chimney Rock and the East Humboldt's to the Southwest. Room for some livestock and Shops. Manufactured homes on foundation allowed. Like living in the Country but still in town? **$40,000 WITH OWNER TERMS.**

Three 40 acre parcels available just below Angel Lake







Own a Recreational Retreat Property that should be in the family for generations just below Angel Lake. Three 40 acre parcels are now available . All have access onto the paved highway.
Price: $140,000 each.

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275 2nd Street, Wells

3 Bed, 2 & ½ Bath custom prior builders home. Nestled in hidden interior lot, mature landscaping energy efficient home. Steel siding, metal roof and more. Detached 2 car garage, lots of parking, improved shed with covered private patio area.

Priced at $349,000

24 hour notice and prequalified buyers please.



528 Castle Street

SOLD

2 bedr[illegible]n 2[illegible]teps east of the Park. 2 car oversized [illegible]ome. Back deck off primary bedroom [illegible]rom garage to home. All electric and bonus [illegible]pane fireplace in great room for winter nights

Priced at $260,000

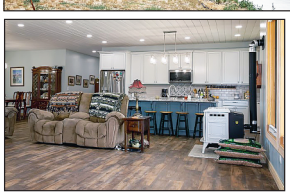


530 South Shoshone Avenue

3 bedroom 2 bath all electric home with a family room. Located on corner Lot across the street from the Golf Course. 1836. Sq. Ft Home, Landscaped, split rail fencing and detached 1 car oversized garage.

Priced to sell at $320,000.

One of a Kind in Wells!!!!! 533 Hogan Street, Wells

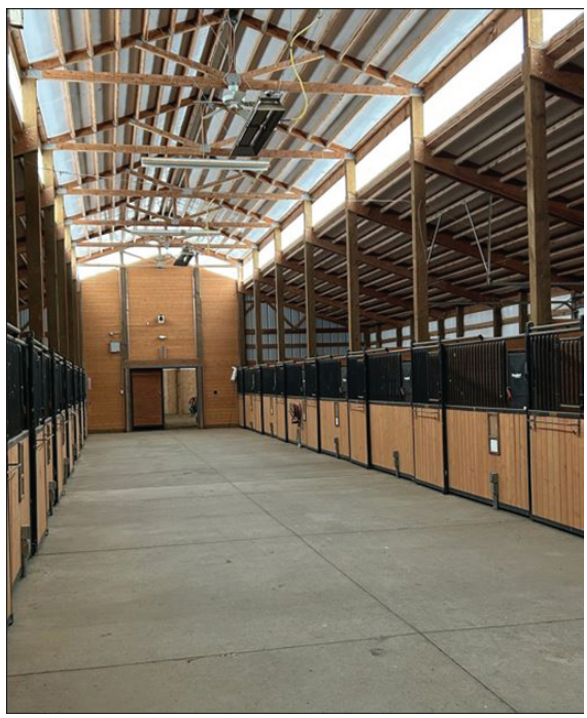




Nearly New Custom Home across from Golf Course. View to south of East Humboldt Mountain Range. Many upgrades including Quartz Countertops, wide plank flooring, Kraftmaid soft close cabinets butlers pantry on demand hot water heater plus additional hot water heater for kitchen. All GR profile appliances with Wifi connections to ovens and Keurig on the fridge! Blue tooth pellet stove, Secondary propane heaters and electric baseboard heaters in bedrooms. Primary bedroom on main floor, walk in showers. Primary bedroom has walk in closet connected to Laundry room. USB ports, Master doors to deck, Pella windows Energy saving,Levolor blinds, butlers pantry, bonus room over garage with golf course and mountain views to die for!. Pride of ownership. Privacy with this floor plan. 2 car attached garage, 2 Hoop Houses, Play set and an acre of space. 2 hot water heaters, double sinks, walk in closets play area under staircase. **Priced Reduced at $649,000.**

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Exceptional Horse Property in Elko at 2110 Pratt Drive









This property served as Ruby View Quarter Horses base of operations for many years. The owners were also developers and they spared no costs in its construction including the house and barns. If you are a horse breeder or trainer and you're looking for a nice place to live with good working facilities look no further! The Home is 4,820 sq. feet with 5 bedrooms and 4 bath and has a master bedroom and bath on main floor and 4 bedrooms upstairs one with its own full bath and the others using a full bath in hallway. Lots of nice living area in 3 different subareas of the main level. There is also an office off the Master bedroom with additional sitting area off the office. Wood Venetian Blinds throughout. The small barn has 9 stalls and a big working area, and the big barn has 18 stalls plus a wash and chute and working pens and a office. There are 8 outside fenced pastures. Total of 20.63 Acres.

Offered at $1,750,000

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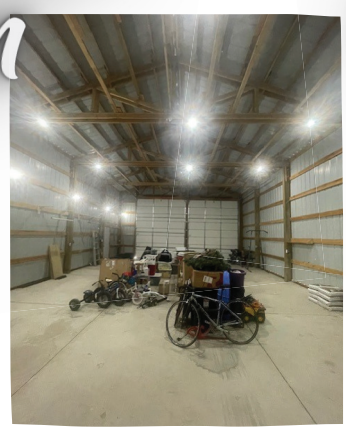


Welcome to this beautiful, very well maintained 5 bedroom, 3 bathroom gem nestled in the heart of Marina Hills that has it all!!!!

- 1,500 sq. ft. Shop w/ 16' walls & 2 14' roll up doors
- Shop has its own 200-amp power source
- A beautiful wet bar
- Game room w/ pool table
- Pellet stoves on both levels
- 1.29 Acres

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The Back-to-School

How the School Year Shapes Home Buying and Selling

Every August, as kids swap swimsuits for school supplies, something subtle but significant happens in the housing market. The "back-to-school effect" is real—and it can influence everything from which neighborhoods are in demand to how quickly a home sells. Whether you're buying or selling, understanding this seasonal shift can help you make your smartest move.

Why Families Make Their Move Before School Start

- Timing Is Everything – Families with school-aged children often aim to move before the academic year begins to avoid mid-year transfers. This means summer sees a flurry of activity, followed by a quieter September—at least on the surface.
- Neighborhood Priorities – School district ratings can make or break a home search. Families frequently target homes in their desired school zones, which can create bidding wars in certain neighborhoods during late spring and summer.

What Happens After the Bell Rings

- Less Competition, More Focused Buyers – While many families have already settled, those still in the market during September are often more motivated and serious about closing a deal.



Effect on Real Estate



- Shifts in Buyer Demographics – With family buyers slowing down, singles, young couples, empty nesters, and investors may make up a larger share of active shoppers.

For Sellers: How to Leverage the Post-Summer Market

- Highlight proximity to schools, bus stops, and after-school programs—even if the home isn't in peak "family move" season, these features can be future selling points.
- Consider staging with family-friendly touches during summer listings, then switch to a more neutral presentation in fall to appeal to a broader audience.

For Buyers: Opportunities After School Starts

- Fewer multiple-offer situations mean more room for negotiation.
- Homes that didn't sell over the summer may have more flexible sellers willing to make a deal before the holidays.

Final Bell

The school calendar may rule the schedules of many households, but savvy buyers and sellers know the market doesn't end when the first bell rings. By understanding the rhythms of the school year, you can turn seasonal shifts into real estate opportunities.

Monday - Friday 9AM - 5PM • Saturday 10AM - 2PM • Earlier, Later & Sundays By Appointment Only • BawcomCRHomes.com



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Nancy Streets
Assistant

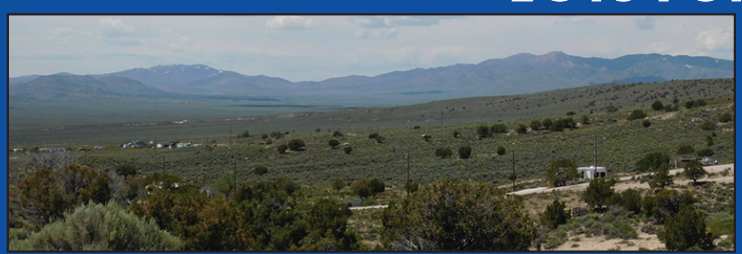


Tate Bawcom
Assistant

BAWCOM
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32 Spring Creek Pkwy, Spring Creek, NV
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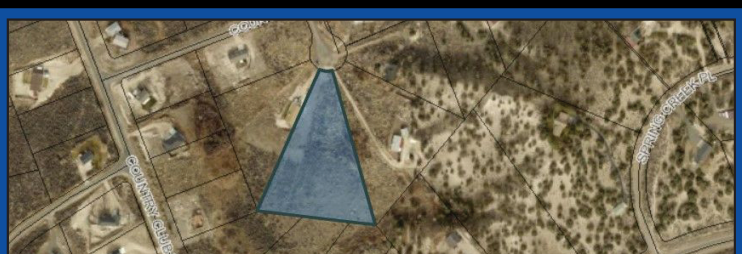
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$18,000
LUCKY NUGGET 2
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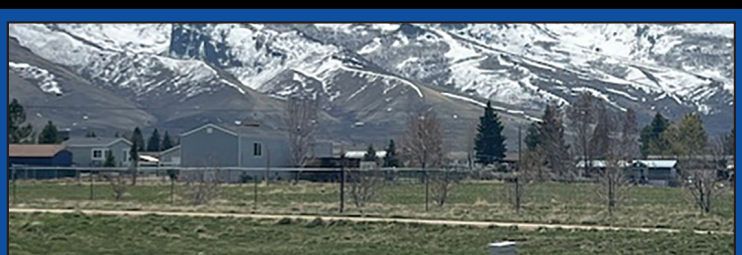
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$24,500
LUCKY NUGGET 2
4.34 ACRES



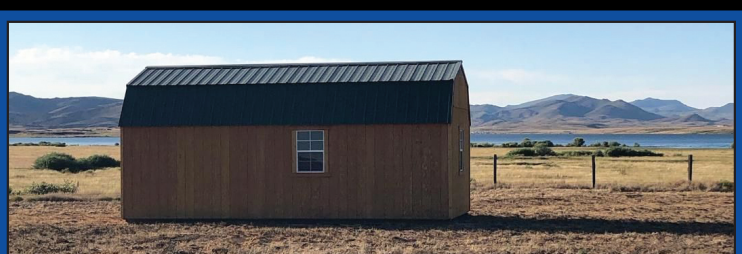
365 COUNTRY CLUB LANE

$55,000
CLOSE TO GOLF COURSE
3.12 ACRES



151 SUN MOUNTAIN LANE

$65,000
PLEASANT VALLEY



000 JASPER AVENUE

$150,000
WILDHORSE-WELL-NEVADA
REALTOR OWNER

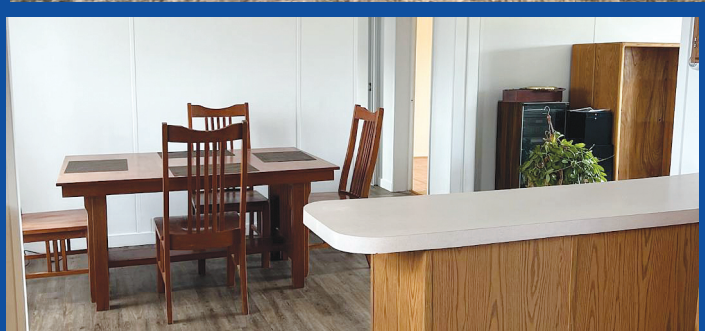
VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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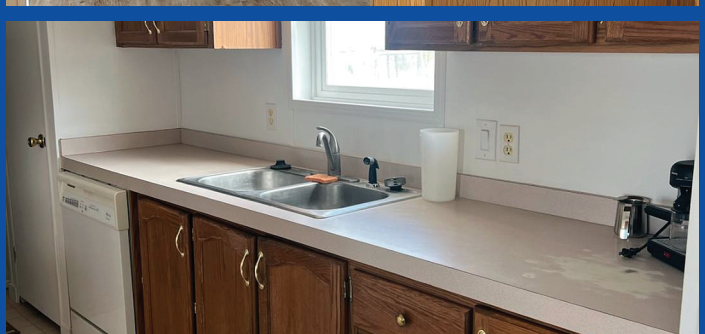
000 PILOT ROAD-MONTELLO AREA

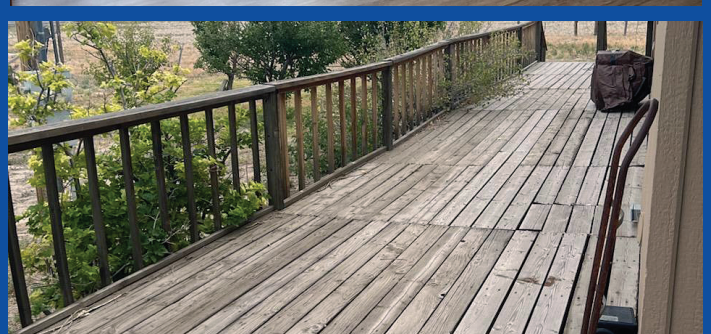
PRIVACY IN PILOT VALLEY











This manufactured home has 3 bedrooms (split, each with walk in closet), 2 full bathrooms, roomy dining area, open to kitchen and living room. Kitchen comes with all appliances, breakfast bar, pantry and laundry with cabinets, washer and dryer. Wrap around porch on 3 sides with one covered. Partially fenced, sheds, chicken coop, trees + fruit trees, private well. $240,000

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NVLic#B.0006996



Connie Harlan
(775)934-0919
cjch2@frontiernet.net
NVLic#S.0036810



Nancy Streets
Assistant



Tate Bawcom
Assistant

BAWCOM
REAL ESTATE

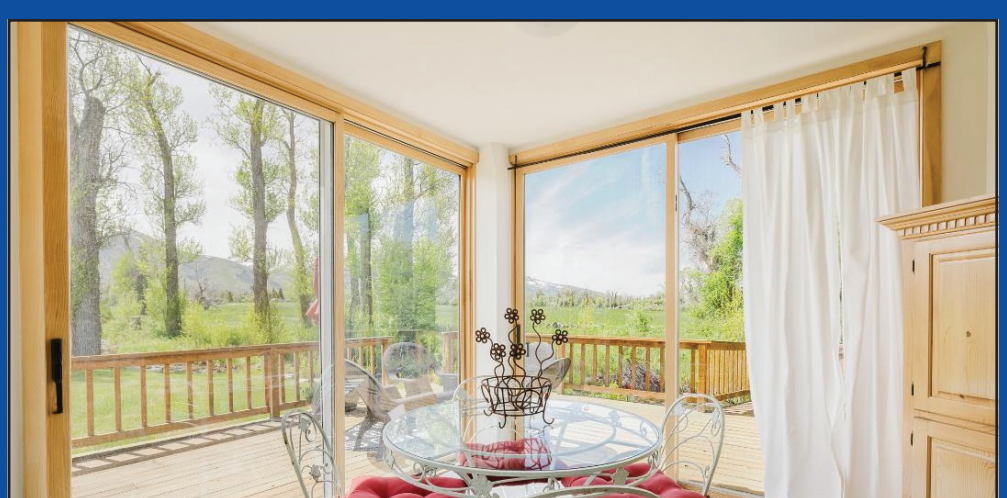
32 Spring Creek Pkwy, Spring Creek, NV
(775) 753-6379 • bawcomagents@frontiernet.net

1225 COUNTRY LANE - LAMOILLE
3 BEDROOMS • 2 BATHS • 12.987 ACRES • DEEDED IRRIGATION RIGHTS

FULL OF LIGHT & AWESOME VISTAS!







Relax in your beautiful sun room for morning coffee or a evening sip. Enjoy this fully enclosed room summer or winter. Step onto your deck abutting the creek or stroll over your bridge to the private patio. A cook's delight, double ovens, pantry, spacious cabinets and counter top space with an open main living area. $1,395,000

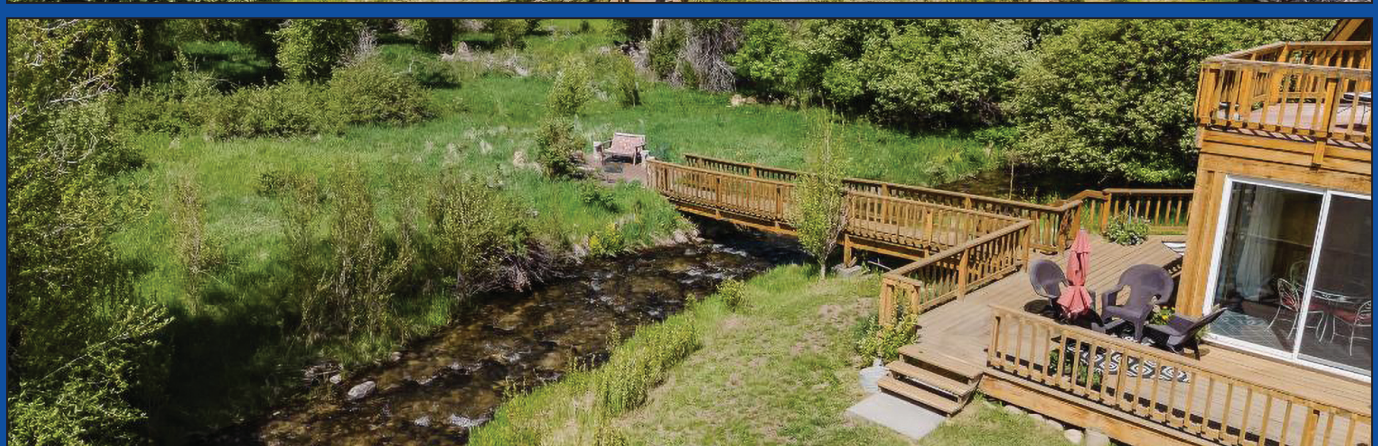
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1225 COUNTRY LANE--LAMOILLE

WATCH & LISTEN TO YOUR CREEK RUN BY!





Master bedroom is on the upper level with private balcony overlooking creek, meadow and the Rubies. LARGE BONUS ROOM IS SPACIOUS ENOUGH FOR ADDITIONAL BEDROOMS OR PRIVATE RETREAT.. The home has attached double car garage with entry to the main living area PLUS THE DETACHED 3 CAR GARAGE WITH 1344 SQUARE FEET WITH MACHINIST/MECHANICS TOOLS INCLUDED. Paved driveway from the home to the county road. The home sits on 12.987 irrigated acres with deeded water rights. Nooks and crannies add to the charm of this rustic home.

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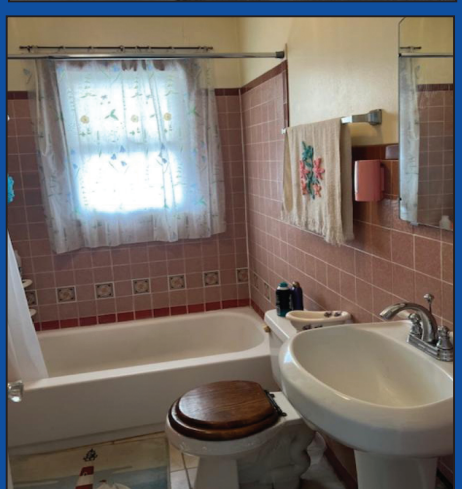
462 WILSON AVENUE--ELKO

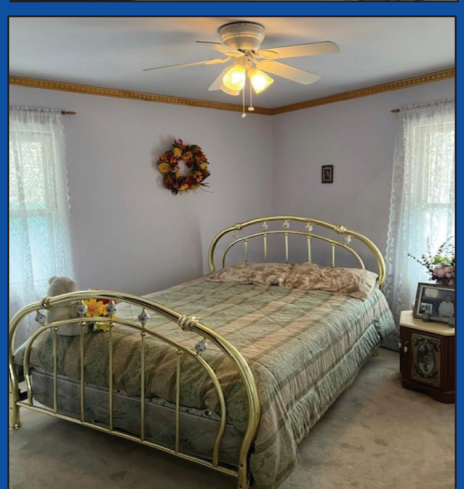
OWN YOUR OWN ADDRESS! WHY RENT WHEN YOU CAN OWN!

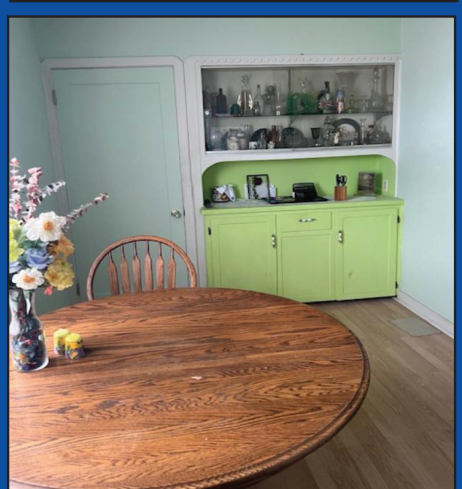












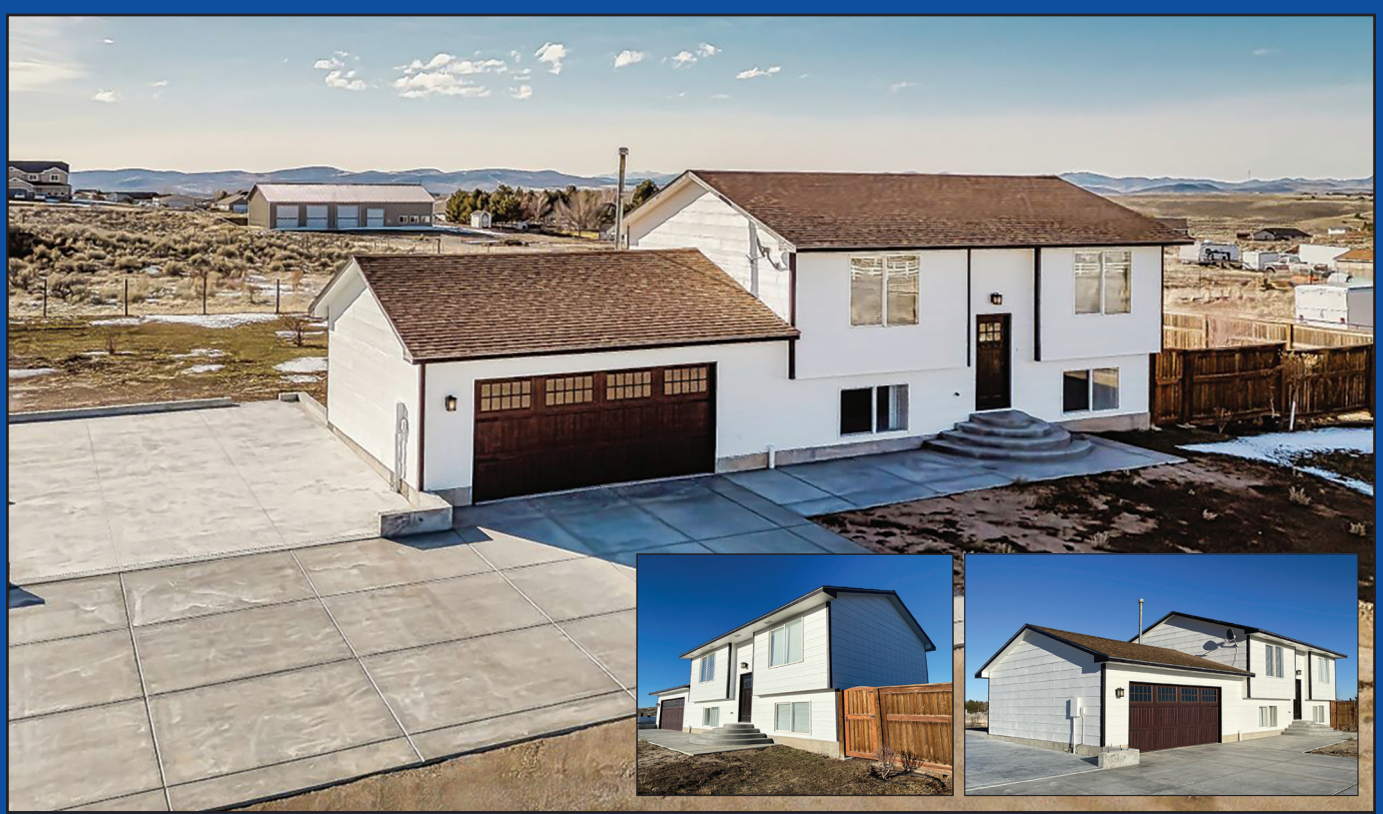
Not a large home but main living area is comfy and cute. This home has a good sized living room and dining room, smallish kitchen, full bathroom and a nice bedroom. Per assessor there is 396 feet in the basement. The utility room with 1/2 bath is in the basement , 2 rooms that had bee n used as bedrooms (each room has a window. I do not think they pass city codes for egress/ ingress and are not considered legal bedrooms) and one side that is used as storage. To the left of the home is a large roomy parking pad which saves you from parking in the street. $221,900

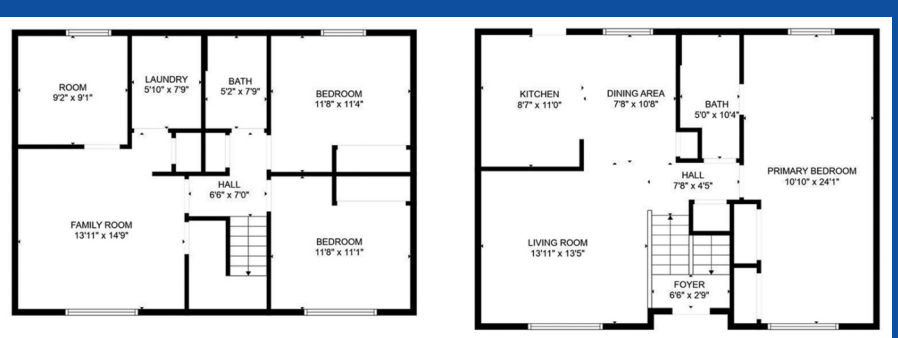
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697 CLOVER DRIVE - SPRING CREEK

WHY PAY RENT, WHEN YOU CAN OWN!





This roomy split entry home with 4 bedrooms and 2 bathrooms is waiting for you. This home has 1668 square feet with a attached garage with 576 feet. If you would like a shop the owner had hired a professional to set up and pour the slab and stem wall with rebar for a 24 X 40 future shop plus rounded front steps, wider sidewalk and added to the existing parking pad. Don't want or need a shop. Be a awesome place for a swimming pool, patio furniture and fun! $385,900

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CALL BAWCOM TO CLOSE ON YOUR HOME!

IS THIS THE VIEW YOU'D LIKE TO ENJOY EVERY DAY?







TWO LOTS ON HOG TOMMY ROAD BETWEEN GREENCREST DRIVE AND LOWER LAMOILLE ROAD. CLOSE TO ALL BUT NO MONTHLY DUES, YOUR OWN PRIVATE WELL. ONE LOT IS 10 ACRES AND THE 2ND IS 12 ACRES. YES, YOU CAN DRILL A WELL. THE SELLER HAS BOUGHT THE WATER RIGHTS FOR EACH PROPERTY.

12 ACRES IS BASICALLY FLAT AND ABUTS SPRING CREEK ASSOCIATION, $325,000

10 ACRES HAS FLAT, SOME ROLLING, $295,000

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Connie Harlan
Realtor®
NV Lic# S.0036810
Cell: (775)934-0919
cjch2@frontiernet.net



Whether you are buying or selling, let my experience work for you, - Connie

856 One Eye Drive
Spring Creek







5 bedroom/3 bath, 2052 sq. ft. 3.55 acres

Well maintained, 5 bedroom/ 3 bath, immaculately clean one owner home, on 3.55 acres. They have planted 80 trees including apple. pear, plum and peach. Large garage for parking and room for a workshop area. Large patio for barbecues or morning coffee. Located on a quiet street with beautiful views of the Ruby Mountains. Exterior just got a fresh new paint job. Close to shooting range and campground. Back of property borders equestrian easement/green belt. $379,000.00



VERONICA G. ELDRIDGE
NV LIC. # S.062587
775.934.4288
veronica@cbelko.com

COLDWELL BANKER EXCEL

SIERRA PETERSEN
BS.0146660
775.340.2393
sierrap@cbelko.com





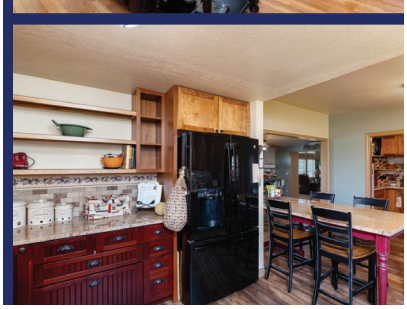
1510 W. LOWER SOUTH FORK

SPRING CREEK, NV 89815 | MLS # 3626531

$1,400,000 5 BEDS | 3 BATHS | 3,824 SQFT







Welcome to your dream home! This spacious 3,824 sq ft house sits on 18.57 beautiful acres and offers plenty of room to spread out with the South Fork River running through a portion of the property. Inside, you'll find 4 large bedrooms, 3 full bathrooms, a big craft room or an extra living area that could be a 5th bedroom.

The open layout features a large kitchen and dining room, an oversized butler's pantry, a cozy wood stove, and a loft area perfect for an offce or extra seating. You'll enjoy comfortable living spaces and scenic views throughout.

Outside, there's a 40x60 shop for your projects, equipment, or business needs. A separate 588 sq ft guest house is great for visitors or extended family. The 30x40 saloon-style party barn is perfect for fun get-togethers. Plus, there are two storage sheds, and a garden shed to help keep everything organized. The landscaping features mature trees and is beautifully maintained.

This property has it all, space, privacy and endless possibilities!

COLDWELL BANKER COMMERCIAL EXCEL



MOLLY WOLF

775.778.5824
molly@cbelko.com
NV Lic # S.0078018

BEDROOMS
5

BATHROOMS
3

SQFT
4,203

PRICE
$619,000







1301 DOTTA DRIVE

ELKO, NV 89801 | MLS # 3626678

Welcome to this spacious and beautifully maintained 5-bedroom, 3-bath ranch-style home nestled on a corner lot. With an open-concept layout, this property perfectly balances comfort, style, and functionality.

Step inside to a bright, freshly painted and airy main living area, where the design seamlessly connects the living room, kitchen, and dining spaces-ideal for entertaining or relaxing with family.

The kitchen area features a cozy eat-in nook for casual meals, and a separate formal dining room for special gatherings. The home offers a thoughtful split-bedroom layout, with 3 generously sized bedrooms and two full bathrooms, providing plenty of space for family, guests, as well as a home office setup. Additional highlights include a basement ready for your customization, with a full bathroom and two bedrooms.

Outside, enjoy your own backyard oasis-perfect for outdoor dining, play, or quiet evenings under the stars. The inviting front porch is accented by charming plants that add great curb appeal and a warm welcome. There is ample storage throughout. This is a true gem-move-in ready and full of potential.

BUY NOW.... BUILD LATER

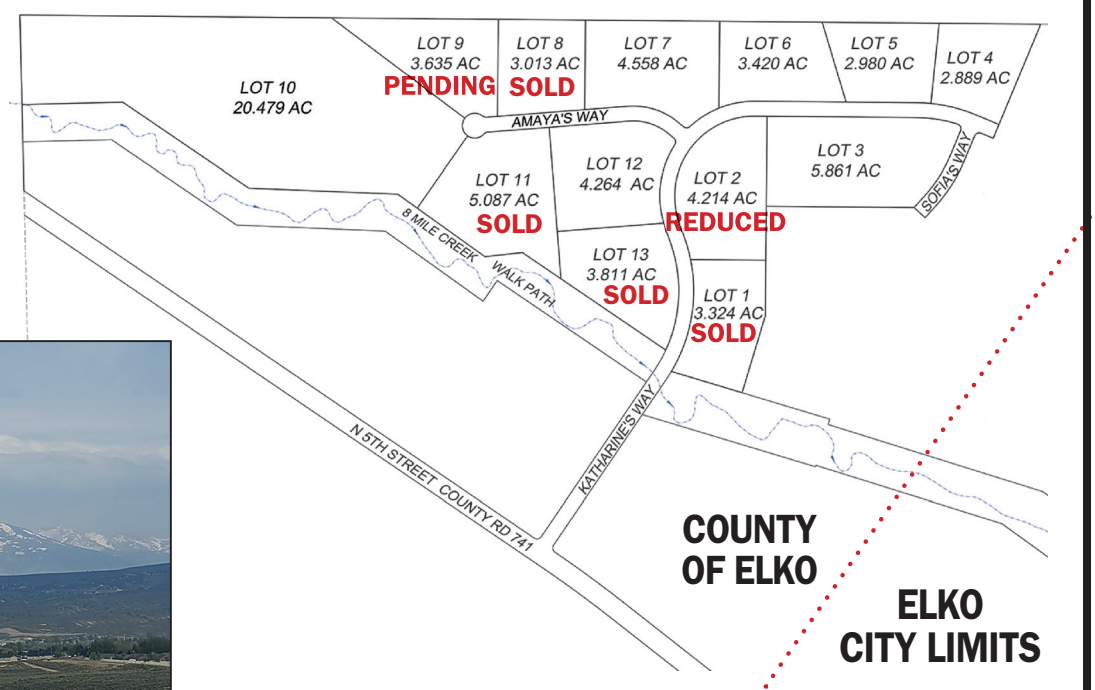
COUNTRY ESTATE HOME LOTS

SCHMIDT'S CREEK SUBDIVISION

SITUATED IN ELKO COUNTY ON NORTH 5TH STREET, RIGHT AT THE NORTHERN EDGE OF THE CITY OF ELKO.

Price Reduced on Lot 2





- Lots From 2.89 ac. to 20.48 acres
- Prices From $160,000 to $245,000
- Owner will carry with 15% Down

Listing Agent

James Q. Winer

NV Lic # BS.24628

Broker/Salesman/Owner/Agent

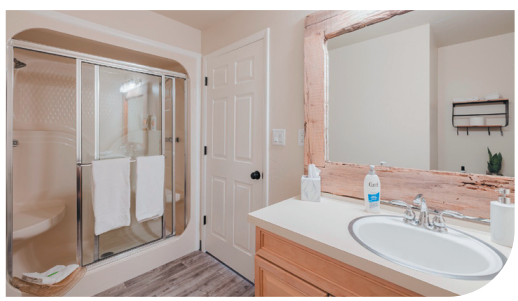
Cell: 753-2872

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HOTEL LAMOILLE

925 LAMOILLE HWY, LAMOILLE, NV

MLS# 3626357

Nestled in the heart of charming Lamoille, Hotel Lamoille is a turnkey hospitality property offering stunning views of the Ruby Mountains.

This intimate 3 room hotel blends rustic charm with modern comfort. Room one features two queen beds and a sleeper sofa; room two includes a king bed and sleeper sofa; and room three offers a queen bed and sleeper sofa-perfect for accommodating a variety of guests.

A cozy common area adds to the welcoming atmosphere. Located directly across from the picturesque Lamoille Grove-popular for weddings, events, and its tranquil creek the hotel sits in an ideal setting for visitors seeking a serene getaway. At the rear of the property is a 1,200 sq ft powered shop, offering additional potential for storage, events, or creative use.

The sale includes all furniture, fixtures, and equipment, the Hotel Lamoille logo, and future reservations, making this a seamless investment opportunity. Whether you're looking to operate a boutique inn or explore event-based business potential, Hotel Lamoille offers both charm and opportunity in a one-of-a-kind setting.

COLDWELL BANKER COMMERCIAL EXCEL



SIERRA PETERSEN

775.340.2393
sierrap@cbelko.com
BS.0146660

ROOMS
3

LOT SIZE
.30 ac

BUILDING
1,930 sq ft

PRICE
$670,000









A PIECE OF ELKO HISTORY IS FOR SALE

351 SILVER ST. ELKO, NV | MLS# 3625729

A piece of Elko's rich heritage is once again on the market. Built in 1927, the Nevada Hotel—later known as the Nevada Dinner House, and now Luciano's—has long been a cornerstone of the community.

What began as a modest boarding house for Basque sheepherders soon evolved into a thriving restaurant, a legacy that has continued for nearly a century. Today, this iconic location remains a staple in Elko, blending historic charm with modern amenities.

Inside, the dining area seats approximately 160 guests and includes a fully renovated bar complete with custom built-in shelving, a wine fridge, wine rack, and cozy gas fireplace. The main floor also features a register counter, two ADA-compliant restrooms, two walk-in coolers, and full kitchen.

Upstairs, the property includes multiple rooms that were once rented out—offering endless possibilities for renovation or repurposing. The property also features its own parking lot, with the added advantage of using the adjacent corridor for overflow parking.

With recent upgrades throughout, this warm, upscale eatery is turn-key ready for continued success or can serve as a blank canvas for a new concept. Whether you want to continue its long-standing legacy or bring a new vision to life, this historic Elko landmark is ready for its next chapter.

COLDWELL BANKER COMMERCIAL EXCEL



AINTXANE WHITAKER

775.340.3516
aintxane.whitaker@cbelko.com
BS. 1291/BUSB. 7132

MAIN LEVEL
3,393 sq ft

SECOND LEVEL
1,633 sq ft

BASEMENT
2,263 sq ft

LOT
7,289 sq ft

YEAR BUILT
1927

PRICE
$850,000

Price is for building only; contact agent for business opportunity details.



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REALTOR

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Email: linab@citlink.net
30 Years Experience in the Elko Area

COLDWELL BANKER EXCEL

PRIME RETAIL & OFFICE SPACES FOR LEASE

2362 N Fifth Street, Elko NV
1250-1500sq ft/lots

- High Visibility, Maximum Impact!
- Off street parking
- Well Maintained
- Amenable terms
- Ready to Occupy



ELKO SUMMIT ESTATES

Elko Summit Drive, Parcel #1, Elko, NV
41.47 Acres
$265,000

- Residential Land
- Amazing Ruby Mountain Views
- Gated Entrance Elko's Premier Residential Subdivision
- MLS# 3620547



ELKO'S PRIME RESIDENTIAL NEIGHBORHOOD, CRESTVIEW ESTATES.







2526 Crestview Drive, Elko NV
3 / 4 BATHS
4 Sq Ft
$7 ,000

- Beautiful Main ance brick Home
- Original ov
- Sits on 3. cre lot
- Natur andscaping, tall shade trees
- 0 foot metal garage/shop with bathroom
- Dramatic vaulted entry
- Shared well and septic system
- Enjoy Ruby Mountain and ValleyViews
- Qualified Buyers Only Please!
- MLS#3625192

SOLD

HUGE PRICE REDUCTION



123 Agate Drive

- MLS 3626515 • 3 bedrooms • 2 baths
- 2965 sq ft • 1.33 acres

570 Croydon Drive

- MLS 3626564 • 5 bedrooms • 3 baths
- 2318 sq ft • 1.17 acres





1618 Hamilton Creek Trail

- MLS 3626731 • 4 bedrooms • 2 baths
- 1875 sq ft • 1.19 acres • 3 car garage

131 Ash Street

- MLS 3626717 • 4 bedrooms • 2 baths
- 1736 sq ft • Large detached garage





LAURA KELLY
REALTOR®
NV Lic#S.0063591
(775)934-4710 (Cell) | (775)738-4078 (Office)
laura@cbelko.com | www.cbelko.com

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NV Lic #: BS.0145524



Erica Quintero

Broker Salesperson | REALTOR®

(775) 397-2379



150 Flora Ln Spring Creek

Spacious 4 bed/2.5 bath home with over 2,200 sq ft and located on over 1.4 acres! Separate family room, large primary suite & new metal fencing! $415,000



448 Merino Dr. Spring Creek

Adorable 2 bed/2 bath home that's been completely remodeled! Mature landscaping and a large front porch add to this 1.22 acre retreat! $185,000



282 Northglen Dr. Spring Creek

Overlooking the Spring Creek Golf Course, this 3 bed/2 bath home offers beautiful wood details, vaulted ceilings & an oversized garage! $421,000



287 Flora Dr. Spring Creek

Sprawling 3 bed/2 bath single level home with over 1,600 sq ft. Large living room, covered back patio & fenced backyard, mins from shopping & schools! $349,000



1605 Stitzel Rd. Elko



224 Hamilton Creek Ct. Elko

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO



2686 Mesquite Way • Elko
$593,200 | MLS#3625434
4 Bed | 2.5 Bath | 2,105 SF



1014 Amber Way • Elko
$518,265 | MLS#3621069
3 Bed | 2 Bath | 3,122 SF



2687 Mesquite Way • Elko
$587,500 | MLS#3624342
3 Bed | 2 Bath | 3,768 SF



1075 Amber Way • Elko
$557,318 | MLS#3621709
3 Bed | 2 Bath | 3,768 SF



2667 Mesquite Way • Elko
$507,900 | MLS#3624337
4 Bed | 2 Bath | 1,880 SF



1259 Amber Way • Elko
$539,465 | MLS#3621700
3 Bed | 2 Baths | 3,122 SF



2683 Mesquite Way • Elko
$507,900 | MLS#3624341
4 Bed | 2 Bath | 1,880 SF



2675 Mesquite Way • Elko
$507,100 | MLS#3624339
4 Bed | 2 Bath | 1,990 SF



2670 Mesquite Way • Elko
$498,700 | MLS#3625005
3 Bed | 2 Bath | 1,770 SF



2801 Incline Ave • Elko
$529,000 | MLS#3624994
3 Bed | 2 Bath | 3,122 SF



2678 Mesquite Way • Elko
$597,500 | MLS#3625001
3 Bed | 2 Bath | 3,768 SF



2802 Incline Ave • Elko
$494,200 | MLS#3624989
4 Bed | 2 Bath | 1,660 SF

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RESIDENTIAL REAL ESTATE IN ELKO



2682 Mesquite Way • Elko
$619,300 | MLS#3625433
3 Bed | 2 Bath | 2220 SF



201 Palmers Ct. • Elko
$702,638 | MLS#3625316
3 Bed | 2 Bath | 4,442 SF



6720 Cabinet St • Elko
$137,500 | MLS#3624794
1 Bed | 1 Bath | 396 SF



2674 Mesquite Way • Elko
$508,400 | MLS#3625000
4 Bed | 2 Bath | 1,880 SF



2950 LeComte Court • Elko
$636,200 | MLS#3625801
4 Bed | 2.5 Bath | 2,105 SF



4327 Windsor Ave • Elko
$618,800 | MLS#3625839
3 Bed | 2 Bath | 3,622 SF



4319 Windsor Ave • Elko
$515,500 | MLS#3625835
4 Bed | 2 Bath | 1,660 SF



4313 Campbel Rd • Elko
$608,000 | MLS#3625834
3 Bed | 2 Bath | 3,768 SF



4307 Campbel Rd • Elko
$626,200 | MLS#3625832
4 Bed | 2.5 Bath | 2,105 SF



4451 York Blvd • Elko
$627,200 | MLS#3625830
4 Bed | 2.5 Bath | 2,105 SF



4323 Windsor Ave • Elko
$535,900 | MLS#3625841
4 Bed | 2 Bath | 1,880 SF



4331 Campbell Rd • Elko
$509,700 | MLS#3625840
3 Bed | 2 Bath | 1,770 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



4330 Campbell Rd • Elko
$499,000 | MLS#3625838
4 Bed | 2 Bath | 1,660 SF

UNDER CONTRACT



4312 Campbel Rd • Elko
$886,480 | MLS#3625831
3 Bed | 2.5 Bath | 4,562 SF

NEW LISTING



4308 Campbel Rd • Elko
$652,100 | MLS#3625843
3 Bed | 2 Bath | 2,221 SF

SOLD



4316 Campbel Rd • Elko
$578,298 | MLS#3625833
4 Bed | 2 Bath | 1,880 SF

NEW LISTING



4311 Windsor Ave • Elko
$544,900 | MLS#3625842
4 Bed | 2 Bath | 1,880 SF



364 Maple St • Elko
$384,000 | MLS#3626297
3 Bed | 3 Bath | 3,036 SF

NEW LISTING



2650 Mesquite Way • Elko
$1,100,000 | MLS#3626157
3 Bed | 2.5 Bath | 2,510 SF

SOLD



2330 Hamilton Creek Trail • Elko
$520,000 | MLS#3626265
3 Bed | 2 Bath | 1,787 SF



1147 Dry Creek Trail • Elko
$450,000 | MLS#3626441
4 Bed | 2 Bath | 1,978 SF

UNDER CONTRACT



485 Antimony • Elko
$375,000 | MLS#3626410
5 Bed | 3 Bath | 2,496 SF

SOLD



2102 Libery Dr • Elko
$360,000 | MLS#3626450
3 Bed | 2 Bath | 1,089 SF

SOLD



2037 Ruby View Dr • Elko
$455,000 | MLS#3626405
3 Bed | 2 Bath | 1,993 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO



3702 Snowy River • Elko
$400,000 | MLS#3626442
3 Bed | 2 Bath | 1,419 SF



5113 Victory Boulevard • Elko
$280,000 | MLS#3626487
2 Bed | 2.5 Bath | 938 SF



2114 Sierra Circle • Elko
$395,000 | MLS#3626559
4 Bed | 3.5 Bath | 2,495 SF



2034 Ruby View Dr • Elko
$777,000 | MLS#3626560
4 Bed | 2.5 Bath | 3,412 SF



7024 Snake River Blvd • Elko
$359,000 | MLS#3626513
2 Bed | 2 Bath | 1,524 SF



524 Skyline Dr • Elko
$430,000 | MLS#3626475
3 Bed | 2.5 Bath | 1,858 SF



3518 Valley Ridge Ave • Elko
$370,000 | MLS#3626532
3 Bed | 2 Bath | 1,767 SF



1265 Dotta Dr • Elko
$402,000 | MLS#3626664
4 Bed | 3.5 Bath | 2,402 SF



5113 Victory Blvd • Elko
$280,000 | MLS#3626487
2 Bed | 2.5 Bath | 938 SF



478 Shadybrook Drive • Elko
$360,000 | MLS#3626628
3 Bed | 2 Bath | 1,232 SF



2114 Sierra Circle • Elko
$395,000 | MLS#3626559
4 Bed | 3.5 Bath | 2,495 SF



2802 Incline Ave • Elko
$494,200 | MLS#3624989
4 Bed | 2 Bath | 1,660 SF

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ACTIVE



2080 Sierra Dr • Elko
$410,000 | MLS#3626719
4 Bed | 3 Bath | 2,501 SF

ACTIVE



2032 Sierra Dr • Elko
$385,000 | MLS#3626711
4 Bed | 2 Bath | 2,120 SF



131 Ash St • Elko
$380,000 | MLS#3626717
4 Bed | 2 Bath | 1,736 SF



1618 Hamilton Creek Trail • Elko
$425,000 | MLS#3626731
4 Bed | 2 Bath | 1,875 SF

NEW LISTING



1045 Dotta Dr • Elko
$375,000 | MLS#3626707
3 Bed | 2 Bath | 1,517 SF



1301 Dotta Dr • Elko
$619,000 | MLS#3626678
5 Bed | 3 Bath | 4,203 SF



643 Court St • Elko
$910,000 | MLS#3626708
7 Bed | 6 Bath | 6,224 SF

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NEW LISTING



652 Spring Creek Pkwy • SC
$704,200 | MLS#3621451
4 Bed | 2.5 Bath | 2,730 SF

UNDER CONTRACT



1597 Sun Valley Rd • SC
$845,700 | MLS#3621909
3 Bed | 2.5 Bath | 2,517 SF

NEW LISTING



661 Burro Bay • SC
$630,500 | MLS#3624568
4 Bed | 2.5 Bath | 2,564 SF

NEW LISTING



243 Ridge Way Dr. • SC
$646,400 | MLS#3621737
3 Bed | 2 Bath | 3,768 SF

NEW LISTING



488 Flora Plaza • SC
$423,500 | MLS#3625360
4 Bed | 2 Bath | 1,660 SF

NEW LISTING



Lot D3 Sun Valley Rd • SC
$601,700 | MLS#3621914
4 Bed | 2 Bath | 2,114 SF

NEW LISTING



Lot B6 Ridgeway Dr • SC
$668,600 | MLS#3621915
4 Bed | 2 Bath | 2,330 SF

NEW LISTING



742 Wolcott • SC
$524,100 | MLS#3621701
3 Bed | 2 Bath | 3,622 SF

UNDER CONTRACT



694 Aesop Dr • SC
$494,500 | MLS#3625261
4 Bed | 2 Bath | 3,581 SF

NEW LISTING



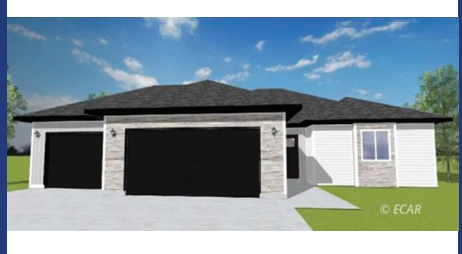
223 Blakeland Dr • SC
$580,600 | MLS#3621071
4 Bed | 2 Bath | 2,330 SF

NEW LISTING



609 Westcott Dr • SC
$436,200 | MLS#3625677
3 Bed | 2 Bath | 1,770 SF

NEW LISTING



522 Parkridge Pkwy • SC
$519,200 | MLS#3625680
4 Bed | 2.5 Bath | 2,105 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK



991 Wolf Creek Cir • SC
$645,300 | MLS#3625678
3 Bed | 2.5 Bath | 2,517 SF



992 Fairlawn Dr • SC
$499,000 | MLS#3625717
3 Bed | 2 Bath | 1,925 SF



298 Diamond Ridge Dr • SC
$637,500 | MLS#3625758
3 Bed | 2 Bath | 3,768 SF



878 Blue Jay Drive • SC
$412,900 | MLS#3626030
4 Bed | 2 Bath | 1,678 SF



1019 Meadow View Dr • SC
$599,999 | MLS#3625676
4 Bed | 3 Bath | 2,280 SF



611 Spring Creek Pkwy • SC
$325,000 | MLS#3626268
4 Bed | 2.5 Bath | 2,508 SF



848 Pemberton Dr • SC
$335,000 | MLS#3626401
3 Bed | 2 Bath | 1,428 SF



445 Gypsum Ln • SC
$350,000 | MLS#3626455
3 Bed | 2 Bath | 1,782 SF



630 Shadybrook Dr • SC
$849,000 | MLS#3626451
3 Bed | 4 Bath | 2,137 SF



1120 Imlay Ave • SC
$199,000 | MLS#3626353
2 Bed | 2 Bath | 924 SF



384 Royal Oak Dr • SC
$290,000 | MLS#3626352
4 Bed | 2 Bath | 2,408 SF



279 Northglen Dr • SC
$460,000 | MLS#3626474
5 Bed | 4 Bath | 2,652 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

NEW LISTING



720 Spring Creek Pkwy • SC
$533,500 | MLS#3626588
4 Bed | 2 Bath | 2,115 SF



123 Agate Dr • SC
$390,000 | MLS#3626515
3 Bed | 2 Bath | 2,965 SF



570 Croydon Dr • SC
$425,000 | MLS#3626564
5 Bed | 3 Bath | 2,318 SF



444 Rawlings Dr • SC
$415,000 | MLS#3626477
3 Bed | 2 Bath | 1,698 SF



675 Willington Dr • SC
$730,000 | MLS#3626569
4 Bed | 3 Bath | 3,964 SF



1510 W Lower South Fork Rd • SC
$1,400,000 | MLS#3626531
5 Bed | 3 Bath | 3,824 SF

REDUCED



1120 Imlay Ave • SC
$199,000 | MLS#3626353
2 Bed | 2 Bath | 924 SF



854 Hamilton Stage Rd • SC
$1,550,000 | MLS#3626702
3 Bed | 2 Bath | 2,888 SF



380 Valley Bend Dr • SC
$455,000 | MLS#3626683
3 Bed | 4 Bath | 2,137 SF

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323 East 40th North St • ELY
$475,000 | MLS#3625528
3 Bed | 2 Bath | 1,536 SF



76 Foothill Dr • Lamoille
$1,150,000 | MLS#3626102
3 Bed | 2.5 Bath | 2,295 SF



408 Hamilton St • Carlin
$99,500 | MLS#3626016
2 Bed | 1 Bath | 840 SF



1353 Lakeview Dr • South Fork
$430,000 | MLS#3626195
3 Bed | 2 Bath | 1,728 SF



426 Fifth St • Wells
$220,000 | MLS#3626449
3 Bed | 2.5 Bath | 2,130 SF



3136 Clubine Rd • Lamoille
$1,350,000 | MLS#3626425
3 Bed | 3 Bath | 3,110 SF

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3500 W. Idaho St • Elko
27.61 Acres (will split) C/I Zoned
MLS#3618873, On I80 exit 208



3250 Ruby Vista • Elko
$665,000 | MLS#3622594
5.74 Acres



2003 Errecart Blvd• Elko
$900,000 | MLS#3622960
5,388 SF



1750 Manzanita Ln • Elko
$889,000 | MLS#3625323
11 Office | 4 Bath | 5,000 SF



501 S Main St • Eureka
$325,000 | MLS#3624812
2 Bath | 2,282 SF



415 Idaho St • Elko
$516,000 | MLS#3625539
1 Bath | 4,220 SF



2719 Argent Ave • Elko
$2.35/SqFt/Mo Lease
MLS#3626295 | 2 Bath | 2,520 SF



2155 Last Chance Rd • Elko
$1,295,000 | MLS#3626170
3 Bath | 7,080 SF



450 S 4th Street • Elko
$1.50/SqFt/Mo Lease
MLS#3626654 | 2 Bath | 4,224 SF



4105 W Idaho St • Elko
$3,500,000 | MLS#3626645
4 Bath | 14,342 SF



177 Waters Court • Elko
$2/SqFt/Mo | MLS#3626272
1 Bath | 18,000 SF 238 Acres



925 Lamoille Rd • Lamoille
$670,000 | MLS#3626357
3 Bed | 3 Bath | 1,930 SF



1655 D Ave • Ely
$700,000 | MLS#3625847
2.5 Bath | 2,160 SF



51 N. Main St • Eureka
$255,000 | MLS#3626453
1 Bath | 1,495 SF

COLDWELL BANKER EXCEL

LAND LISTINGS

COMMERCIAL LAND

ADDRESS	MLS	ACRES	PRICE
9999 N 5th St	MLS#3614597	314.65	$3,146,500
TBD Lamoille Hwy	MLS#3622512	6.74	$299,000
TBD 4th St Carlin	MLS#3621735	0.29	$65,000
260 Country Club Pkwy	MLS#3625063	1.01	$150,000
TBD 4th St	MLS#3621735	0.29	$65,000
1275 Ruby Vista Dr, ELKO U/C	MLS#3623115	9.7	$950,000
3250 Ruby Vista Dr	MLS#3622594	5.74	$665,000

ELKO

3250 Ruby Vista	MLS#3622594	5.74	$665,000
006-9Q-038 Hamilton Creek Trail	MLS#3624374	2.955	$29,000
006-O9P-180 Amber Way	MLS#3624378	1.135	$29,000
006-09Q-035 Hamilton Creek Trail	MLS#3624375	2.955	$29,000
006-09P-181 Amber Way	MLS#3624379	1.136	$29,000
006-09Q-034 Hamilton Creek Trail	MLS#3624376	2.955	$29,000
006-09P-179 Amber Way	MLS#3624377	3.809	$29,000
Elko Summit Drive, Parcel#1	MLS#3620547	41.47	$265,000
006-09P-186 Amber Way	MLS#3624381	1.325	$29,000
TBD Monkshood St.	MLS#3624911	1.03	$7000
TBD SR 225 Highway	MLS#3625417	4.00	$32,000
TBD Jacinto Dr	MLS#3625165	2.27	$7,000
2768 Bullion Rd	MLS#3625426	33.184	$430,000
1615 Rockland Dr	MLS#3625983	2.5	$230,000
Sec 25 Twp 38n Rge 54e	MLS#3625742	8.01	$56,000
Sec 25 Twp 38n Rge 54e	MLS#3625743	2.00	$14,000
TBD Lund Ave	MLS#3626262	2.25	$10,000
2nd Southwest	MLS#3626154	2.17	$15,000
2768 Bullion Rd	MLS#3625426	33.184	$430,000
Horse Haven/Jackson Dr	MLS#3626180	2.06	$30,000
10th St	MLS#3626198	1.13	$7,000
1363 Snobowl Rd	MLS#3626426	24.221	$190,000
TBD 5th St	MLS#3626403	640	$1,600,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
Pershing Ave Lucky Nugget	MLS#3624153	2.27	$26,000
Lee Ave Sec17 TWP 32N RGE SSC	MLS#3624128	2.07	$35,000
277 Country Club	MLS#3625419	0.60	$52,500
411 Parkchester Dr	MLS#3625707	1.23	$62,000
TBD Emigrant Court	MLS#3625408	10.12	$80,000
Sherman Avenue	MLS#3625804	2.25	$19,985
Cortez Avenue	MLS#3625806	1.03	$3,890
327 Lookout Dr	MLS#3626066	2.36	$95,000
353 Parkchester Dr	MLS#3626116	0.35	$48,000
Turquoise Ave	MLS#3625240	1.03	$5,900
TBD Cortez Ave	MLS#3626089	2.06	$6,200
1st St	MLS#3626059	0.67	$4,000
Topaz Ave	MLS#3626057	1.03	$6,000
2704 Osprey St	MLS#3626203	2.02	$110,000
267 Northglen Dr	MLS#3626548	1.17	$68,000
TBD Emigrant Court	MLS#3625408	10.12	$80,000
2704 Osprey St REDUCED	MLS#3626203		$110,000

SURROUNDING AREAS

80 Acre Parcel Clover Valley REDUCED	MLS#3623795	80.00	$66,000
260 Country Club Pkwy	MLS#3625063	1.01	$150,000
Quinn River Bird	MLS#3625217	1.14	$13,900
8th Street	MLS#3625330	1.13	$6,500
Elm Street	MLS#3625493	2.26	$250,000
South Clover Valley Loop Road	MLS#3625708	153.56	$129,800
Twp 40n Rge Mdb&m Parcel	MLS#3622892	622	$240,000
Sec 21 Twp 37n Rge 58e Mdb&m	MLS#3624348	40	$15,000
8th St Ryndon	MLS#3625330	1.13	$6,500
10739 Gadwall Ave	MLS#3626058	1.13	$15,599
009-37r-010	MLS#3626447	640.00	$240,000
009-37g-002	MLS#3626448	638.96	$240,000
TBD 4th St	MLS#3621735	0.29	$65,000
Eucalyptus St	MLS#3626061	2.06	$5,000
Rainbow Estates	MLS#3626147	13.339	$80,000
Elm St	MLS#3625493	2.26	$250,000
400 Cold Spring Point Rd	MLS#3626471	40	$100,000
Mountain View Dr	MLS#3624757	10	$329,000
80 Acres Parcel # A	MLS#3626704	80.21	$1,200,000

BUSINESS OPPORTUNITY

64 E 7th St	MLS#3625296	0.35	$650,000

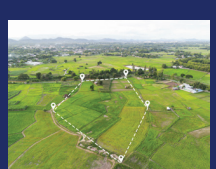
IMPROVED LAND

Mountain View Dr	MLS#3624757	10	$329,000

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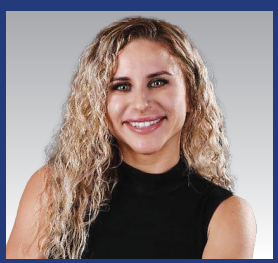
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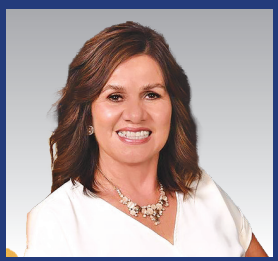


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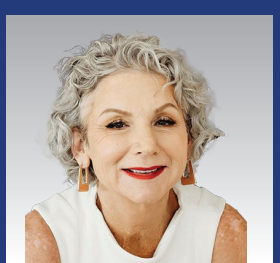
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Why September Can Be the Sweet

Why September Can Be the Sweet Spot for Listing Your Home

The Perfect Window Between Summer and the Holidays

In the world of real estate, timing can be just as important as location. And while spring and early summer often get all the attention, September quietly offers one of the most strategic windows for sellers. The weather is still pleasant, buyers are still motivated—and the competition has thinned out. Here's why listing in September could give you the edge.

1. Fewer Competing Listings

- By September, many homes that hit the market in summer have either sold or been withdrawn.
- Less competition means your property stands out more to active buyers.

2. Motivated Buyers

- Those still shopping in September are often eager to close before the holiday season or the end of the year for tax purposes.
- They tend to be pre-approved, serious, and ready to act quickly.

3. Perfect Weather for Showings

- Cooler temperatures and colorful landscapes can make homes look and feel more inviting.
- Buyers are more comfortable touring homes without summer heat or winter snow.



Spot for Listing Your Home



4. The "Pre-Holiday Push"

- Listing in September leaves enough time for a sale to close before the holiday season, avoiding the distractions of November and December.
- Many buyers want to be in their new home before hosting family gatherings or starting the new year.

5. Staging Opportunities

- The transition to fall is a chance to use warm colors, seasonal décor, and cozy textures to make your home more appealing.
- A well-staged home can make buyers picture themselves settling in before the first frost.

Tips for Maximizing a September Listing

- Price strategically: Research summer sales to see where the market is trending.
- Use professional photography to capture early fall curb appeal.
- Keep marketing consistent: just because inventory is lower doesn't mean you can skip promotion.

Final Word

September may not be the loudest month in the housing market, but for savvy sellers, it can be one of the most rewarding. With motivated buyers, less competition, and ideal showing conditions, it's a window worth watching—and seizing.



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Humboldt National Forest
Mountain City – $8,000,000



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Tonopah – $12,000,000



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40' x 200' Sheep Handling Facility
Eureka – $8,000,000

Residential



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993 EAST SIDE AVENUE

Log Home on the Jarbidge River

Updated 2 Bed , 2 Bath,
1,128 sq. ft. 0.21 acres
Natural Light
Connex Extra Storage
Wraparound Deck
$380,000





12-24 CHERRY CREEK RD

2 Bed, 1 Bath, Plus 3 parcels
Ely – $50,000



252 BERGARA AVENUE

1 Bed, 1 Bath, 113.73-acre Farm
Tonopah – $459,000

Commercial



933 NORTH INDUSTRIAL WAY

8,800 sq. ft. industrial Building, 20 acres.
Ely – $1,200,000



1245 ALPHA STREET

3,824 sq. ft., Building plus Fenced Parking
Ely – $1,350,000



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Lamoille Highway, Elko – $380,000



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648 BULLION ROAD
5 Bed, 3 Bath, 3,181 sq. ft., Basement, Shop
Elko – $280,000



2623 N. CANYON ROAD
3.68 acres with 3-Bed Fixer Upper
Lamoille – $350,000



1124 AVENUE H
3 Bed , 1 Bath, Recently Updated
Ely – $230,000



938 STILWELL AVENUE
3 Bed, 2 Bath, 2.27 acres near Lake
South Fork/Spring Creek – $209,000

Land • Lots • Acreage

We have land parcels Large, Medium, and Small!

Residential ▪ Agricultural ▪ Commercial ▪ Undeveloped

2.72 ACRES IN RYNDON!
Short drive to Elko with
beautiful views of the mountains.
Go for a drive & have a look at this lot!
Roosevelt Ave., Elko – $9,800

RIVER RANCH 40 ACRES!
Unimproved Land:
NW4NE4; SEC/LOT: 25 TWN/BLOCK:
37N RNG: 58E ACRES
Elko – $12,500

See all of our land listings at **www.ARanchBroker.com**

Recently Sold



3162 MIDLAND DRIVE
ELKO
4 Bed, 3 Bath
2,173 sq. ft.,

Dawn Bear
(775) 934-7263
BS.0143221
dawnrbear@gmail.com



April Maes
(775) 299-8859
S.0178367
happiness1homeatatime@gmail.com



Mitchel Shanks
(775) 397-1281
S.189129
mitchelashanks@gmail.com



Juli Austin
(208) 521-7560
S.017729
JuliLeeAustin@outlook.com



Teren Mitton
(775) 401-0639
S.194578
terenmitton@gmail.com



Jackie Taylor
(775) 385-7323
S.0188170
Rowland707jackie@gmail.com



Dea Mitton
(775) 401-0070
BS.0146646
dea@775realty.com

Market Update

Change Mo/Mo: ⬆ Increased, ⬇ Decreased, ■ No Change

August 2025 Residential MLS Statistics

Northern NV	Avg Home $	Avg DOM	# Sold YTD
Battle Mountain	$ 262,271 ⬆	189 ⬇	33
Elko	$ 408,394 ⬆	47 ⬇	133
Reno / Sparks	$742,578 ⬆	85 ⬇	2,665
Spring Creek	$ 436,457 ⬇	63 ⬇	119
Tahoe / Inc Village	$ 3,093,145 ⬆	167 ⬇	69
Winnemucca	$ 376,244 ⬆	104 ⬇	123

Arbor Financial August 2025 Rates Actuals

30-Year Fixed:	6.25% ⬇	30-Year FHA:	5.875% ⬇
3-2-1 Buy Down:	3.375% ■	30-Year VA:	6.0% ⬇

Content provided by Joe Brown, REALTOR®

BRAND NEW WEBSITE



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CCOMM.NET

CC Communications

JESSE JAMES
BEFORE, DURING AND AFTER THE SALE

"Never lose a chance of saying a kind word."

~ William Makepeace Thackeray

#minutemaker

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