NORTHERN NEVADA REAL ESTATE GUIDE

June 2026



WE'RE GOING

RED

THE MOST

POWERFUL

REAL ESTATE BRAND

IN THE WORLD

Carla Baily
REALTOR • LISC #S.202164

kw VIP
KELLERWILLIAMS. REALTY

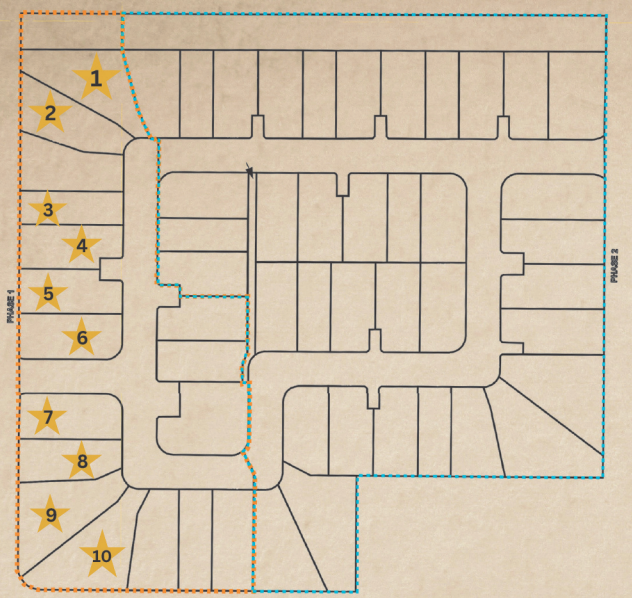
BAILEY HOMES

INVEST IN
THE WILD WEST

WELCOME TO 861 BLUEGRASS CIRCLE. **A RARE OPPORTUNITY TO OWN A HIGHLY DESIRABLE LOT** IN A GROWING WENDOVER NEIGHBORHOOD, LOCATED KITTY-CORNER FROM THE TOANA VISTA GOLF COURSE. **PERFECT FOR A FUTURE RESIDENCE OR AN INVESTMENT PROPERTY**. WENDOVER IS EXPERIENCING RAPID GROWTH AND A SHORTAGE OF HOUSING, MAKING THIS A SMART INVESTMENT FOR A BUILDER, DEVELOPER, OR SOMEONE LOOKING TO OWN LAND BEFORE VALUES RISE FURTHER. WHETHER YOU'RE PLANNING TO BUILD NOW OR HOLD FOR FUTURE USE, THIS LOT OFFERS EXCELLENT LONG-TERM VALUE.

PROPERTY HIGHLIGHTS:
-CURB AND GUTTER ALREADY INSTALLED
-ELECTRICAL & UTILITY LINES IN PLACE
-STEPS FROM TOANA VISTA GOLF COURSE
-SCENIC VIEWS CLOSE TO SCHOOLS, SHOPPING, & CITY AMENITIES.
-EASY ACCESS TO I-80

THIS PROPERTY IS ZONED R-2, CREATING A STRONG OPPORTUNITY FOR INVESTORS AND DEVELOPERS. WITH THE POTENTIAL TO SUBDIVIDE INTO 10 LOTS AND BUILD DUPLEXES ON EACH, THIS ALLOWS FOR UP TO 20 TOTAL INCOME-PRODUCING UNITS.



LOT #	ADDRESS	PRICE
LOT 1	2000 BLUEGRASS CIR	$25,000
LOT 2	2102 BLUEGRASS CIR	$25,000
LOT 3	879 BLUEGRASS CIR	$25,000
LOT 4	875 BLUEGRASS CIR	$25,000
LOT 5	871 BLUEGRASS CIR	$25,000
LOT 6	867 BLUEGRASS CIR	$25,000
LOT 7	861 BLUEGRASS CIR	$25,000
LOT 8	861 BLUEGRASS CIR	$25,000
LOT 9	2103 BLUEGRASS CIR	$25,000
LOT 10	2101 BLUEGRASS CIR	$25,000

Jessica Larsen
775-777-4217



PRESIDIO REAL ESTATE WEST
NV BROKER 146108

NORTHERN NEVADA REAL ESTATE GUIDE

June 2026

On the Cover:

kw VIP
KELLERWILLIAMS REALTY

Meet Bailey Homes
on page 4-6
carlabailey.com

View Online

NORTHERN NEVADA REAL ESTATE GUIDE

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BAILEYHOMES
LIVE BETTER

MOVE-IN READY — AVAILABLE NOW



THE CASTLEROCK

3105 Newcastle Cir. in Elko

Cambridge Estates Subdivision

4 Beds - 3 Baths

2-car with RV - 3,041 sqft

$779,900



THE RIVERHAVEN

2966 Eleanor Ct in Elko

Ruby Mtn Peaks Subdivision

5 Beds - 3 Baths

3-Car Garage - 3,121 sqft

$697,900



THE PARKEND

2990 Eleanor Ct in Elko

Ruby Mtn Peaks Subdivision

3 Beds - 2 Baths

3-Car Garage - 1,929 sqft

$589,900

Built right. Built local. Built to last.

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BAILEYHOMES
LIVE BETTER

MOVE-IN READY — AVAILABLE NOW



THE WATERFORD

2953 Eleanor Ct. in Elko

Ruby Mtn Peaks Subdivision

4 Beds - 2 Baths

2-car Garage - 1938 sqft

$536,900



THE PARKS

2908 Aria Way in Elko

Ruby Mtn Peaks Subdivision

3 Beds - 2.5 Baths

3-Car Garage - 2-Story

$489,900

More homes and lots available in Elko and Spring Creek- Scan QR code below



Carla Bailey, REALTOR®

KELLER WILLIAMS VIP

Carla represents **BAILEY HOMES** and guides buyers through the building process with clarity and structure—from floor plan to final details. She helps clients understand what they're buying, what it means long-term, and where decisions matter most.

Scan here to see available BAILEY HOMES

Call or Text Carla: 775-340-9206

MEET THE BAILEY'S



Bailey Homes Partners with Keller Williams to Power Next-Generation Growth

For nearly fifty years, BAILEY HOMES has helped shape communities across Elko, Spring Creek, and surrounding areas through steady, hands-on building and long-term relationships. Since 1976, Doug Bailey has remained directly involved in the construction process, building homes designed for real life. Alongside him, Kathy Bailey has been a constant presence behind the scenes, helping support both the business and the family that built it.

Over the decades, BAILEY HOMES became known for quality construction, integrity, consistency, and the kind of trust earned by continuing to show up year after year.

Today, BAILEY HOMES is officially joining Keller Williams VIP and the Keller Williams Worldwide network during one of the most exciting periods in company history. The transition comes as BAILEY HOMES continues active construction throughout Cedar Estates, Ruby Mountain Peaks, Bergeron Village, and Spring Creek, while also completing remodels and fully custom homes across the region. This summer and fall, the company will complete 36 new apartment units for rent while simultaneously working through entitlements for two future subdivisions planned for next summer — one focused on a more affordable path into homeownership with streamlined selections and simplified options, and another centered around larger homes, upgraded finishes, expanded selections, and a more customized building experience.

For BAILEY HOMES, the move to Keller Williams represents the opportunity to align a deeply local builder with the largest real estate franchise in the world and one of the strongest global networks in the industry. The transition also carries personal meaning for Carla Bailey, who is originally from Rio de Janeiro, Brazil, where her family still lives today. As a real estate advisor, she hopes to continue expanding referral relationships and partnerships between the United States Brazil alongside her husband, Joe Bailey, while continuing to grow the BAILEY HOMES brand locally.

As BAILEY HOMES continues growing, the philosophy behind the company remains unchanged: stay involved, build carefully, and protect the reputation earned over decades of work. The colors may now include red, but the foundation remains the same — a family-led company committed to building homes and communities designed to last for generations. **Built right. Built local. Built to last.**

kw VIP
KELLERWILLIAMS. REALTY
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Realtor® NV.Lic
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homes@carlabailey.com


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Edward Jones®



Help your graduate use credit and debit cards wisely

As your new graduate prepares to step into the next chapter of life – whether that's more education or starting a career – one of the best things you can do is help them understand how to use credit cards, debit cards and prepaid cards wisely. They can be powerful financial tools, but without some basic knowledge, they can also lead to trouble.

Here are a few things for graduates, whether from high school or graduate school, should know.

Credit cards have benefits — and risks. About 69% of Americans ages 18-29 have at least one credit card, according to the Federal Reserve. They can borrow money up to a set limit, pay it back and borrow again – a cycle known as revolving credit. Used responsibly, credit cards can help build their credit history, cover unexpected expenses and even earn rewards like cash back or travel discounts.

On the cautionary side, if your child or grandchild doesn't pay the full balance each month, interest charges can accumulate quickly. Carrying a high balance relative to the credit limit can hurt their credit score. Perhaps most importantly, it's easy to fall into a debt cycle in which they charge more than they can pay, interest can add up to more than the original purchases cost, and they might even open new cards to cover old ones. It creates a hole that's hard to climb out of.

The key message is simple: pay off the balance monthly, pay on time and treat the card as a convenience, not a lifeline.

Debit cards can be a good option. Since debit cards draw directly from a bank account, they naturally limit overspending. But they aren't risk-free. Overdrawing the account can trigger fees, and debit cards generally offer fewer fraud protections than credit cards. Additionally, since you're spending your own money rather than borrowing, debit cards don't help build a credit score. Still, for a young person just starting out, a debit card can be a practical way to manage day-to-day spending.

Prepaid cards can help teach the basics. Money is loaded onto the card before use, and your young adult can only spend what's already on the card. Because of this, there's no risk of debt, no credit history needed and no bills to pay.

Prepaid cards come in several forms. General purpose reloadable cards can be used anywhere cards are accepted. Payroll cards are sometimes used by employers to distribute wages. Gift cards are another option.

The downside is that prepaid cards typically don't help build a credit history, since transactions usually aren't reported to credit bureaus. Some also come with fees for activation, reloading or transactions. These fees can add up, so it pays to read the fine print.

Teaching your graduate the difference between these tools, and how to develop good habits for each, can help them build financial confidence for decades to come.

Edward Jones®

Member SIPC

Congratulations, 2026 Elko County graduates!



Kaitlin McMullan, CFP®
Financial Advisor
2213 N 5th St Ste A
Elko, NV 89801
775-738-8525

>edwardjones.com

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



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

NEW LISTING



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

UNDER CONTRACT



2682 Mesquite Way • Elko
$634,300 | MLS#3625433
3 Bed | 2 Bath | 2,220 SF

NEW LISTING



201 Palmers Ct • Elko
$727,000 | MLS#3625316
3 Bed | 2 Bath | 4,442 SF

MOVE IN READY



4323 Windsor Ave • Elko
$536,900 | MLS#3625841
4 Bed | 2 Bath | 1,880 SF

NEW LISTING



2950 LeComte Court • Elko
$652,100 | MLS#3625801
4 Bed | 2.5 Bath | 2,105 SF

NEW LISTING



4307 Campbell Rd • Elko
$639,100 | MLS#3625832
4 Bed | 2.5 Bath | 2,105 SF

UNDER CONTRACT



4319 Windsor Ave • Elko
$509,900 | MLS#3625835
4 Bed | 2 Bath | 1,660 SF

NEW LISTING



4313 Campbell Rd • Elko
$609,000 | MLS#3625834
3 Bed | 2 Bath | 3,768 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



4331 Campbell Rd • Elko
$619,500 | MLS#3625840
3 Bed | 2 Bath | 3,768 SF

NEW LISTING



4308 Campbell Rd • Elko
$660,000 | MLS#3625843
3 Bed | 2 Bath | 2,221 SF

NEW LISTING



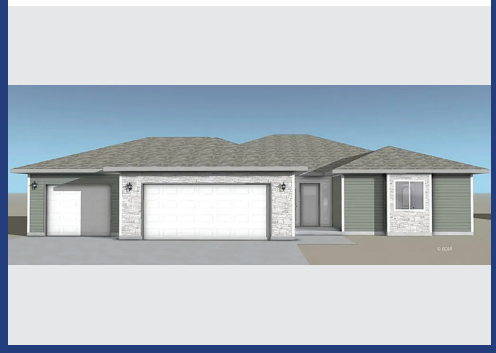
4311 Windsor Ave • Elko
$545,900 | MLS#3625842
4 Bed | 2 Bath | 1,880 SF

NEW LISTING



4451 York Blvd • Elko
$539,000 | MLS#3627610
4 Bed | 2 Bath | 1,660 SF

MOVE IN READY



2678 Mesquite Way • Elko
$588,500 | MLS#3625001
3 Bed | 2 Bath | 3,768 SF



4449 York Blvd • Elko
$627,800 | MLS#3625839
3 Bed | 2 Bath | 3,622 SF

NEW LISTING • UNDER CONTRACT



2650 Mesquite Way • Elko
$849,000 | MLS#3626157
3 Bed | 2.5 Bath | 2,510 SF

SOLD



1940 Elkhorn Circle • Elko
$475,000 | MLS#3627430
4 Bed | 2 Bath | 1,940 SF

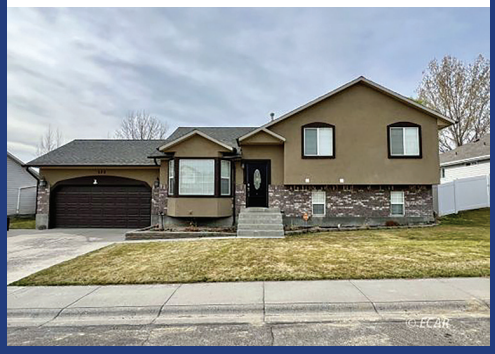


3433 Crow Ave • Elko
$280,000 | MLS#3627504
2 Bed | 2 Bath | 1,152 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

SOLD



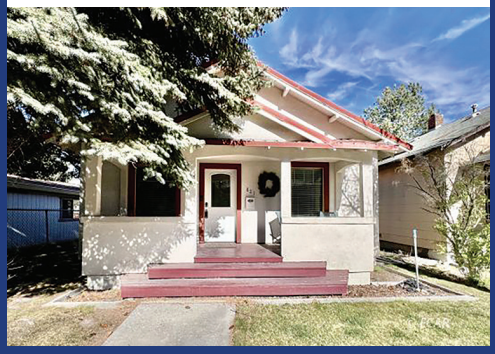
229 Cottonwood Dr • Elko
$465,000 | MLS#3627614
5 Bed | 3 Bath | 2,448 SF

NEW LISTING



1711 Opal Dr • Elko
$459,000 | MLS#3627563
3 Bed | 2 Bath | 1,770 SF

SOLD



821 Pine St • Elko
$247,200 | MLS#3627629
1 Bed | 1 Bath | 780 SF

NEW LISTING



1715 Opal Dr • Elko
$439,000 | MLS#3627564
3 Bed | 2 Bath | 1,561 SF

NEW LISTING



4434 York Blvd • Elko
$501,500 | MLS#3627539
4 Bed | 2 Bath | 1,660 SF

NEW LISTING • UNDER CONTRACT



1719 Opal Dr • Elko
$449,000 | MLS#3627562
4 Bed | 2 Bath | 1,660 SF

NEW LISTING • UNDER CONTRACT

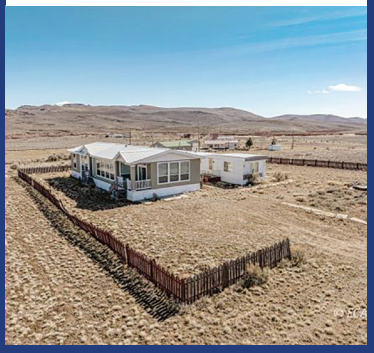


1707 Opal Dr • Elko
$449,000 | MLS#3627565
4 Bed | 2 Bath | 1,660 SF

NEW LISTING

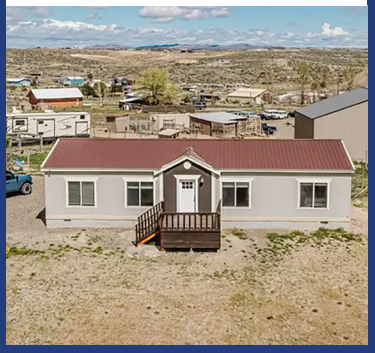


1723 Opal Dr • Elko
$459,000 | MLS#3627566
3 Bed | 2 Bath | 1,770 SF



418 Cinnabar Ave • Elko
$250,000 | MLS#3627583
3 Bed | 2 Bath | 1,592 SF

UNDER CONTRACT



5655 Kale Dr • Elko
$420,000 | MLS#3627727
3 Bed | 2 Bath | 1,568 SF

UNDER CONTRACT



451 Walnut St • Elko
$309,000 | MLS#3627779
2 Bed | 1 Bath | 1,800 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

UNDER CONTRACT



1498 Sun Valley Rd • SC
$609,330 | MLS#3621914
4 Bed | 2 Bath | 3,600 SF

NEW LISTING



Lot B6 Ridgeway Dr • SC
$667,600 | MLS#3621915
4 Bed | 2 Bath | 2,330 SF

NEW LISTING



298 Diamond Ridge Dr • SC
$645,500 | MLS#3625758
3 Bed | 2 Bath | 3,768 SF



1019 Meadow View Dr • SC
$530,000 | MLS#3625676
4 Bed | 3 Bath | 2,280 SF



1510 W Lower South Fork Rd • SC
$1,295,000 | MLS#3626531
5 Bed | 3 Bath | 3,824 SF

UNDER CONTRACT



747 Pioneer Way • SC
$629,000 | MLS#3627287
4 Bed | 2 Bath | 2,111 SF



501 Gary's Way • SC
$775,000 | MLS#3627304
3 Bed | 2 Bath | 2,280 SF

COLDWELL BANKER EXCEL

VISIT US ONLINE FOR MORE INFORMATION AND LISTINGS

WWW.CBELKO.COM

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

SOLD



262 Glenvista Dr • SC
$376,000 | MLS#3627360
3 Bed | 2 Bath | 1,664 SF

NEW LISTING



Lot B13 Diamond Ridge Dr • SC
$609,300 | MLS#3627591
4 Bed | 2 Bath | 2,000 SF

NEW LISTING



Lot A10 Sun Valley Cir • SC
$691,200 | MLS#3627490
4 Bed | 2.5 Bath | 2,104 SF

NEW LISTING



Lot B1 Crest Dr • SC
$747,100 | MLS#3627489
3 Bed | 2 Bath | 2,221 SF

SOLD



663 Willington Dr • SC
$600,000 | MLS#3627465
5 Bed | 4 Bath | 3,802 SF

NEW LISTING



406 Fairway Circle • SC
$450,000 | MLS#3627818
4 Bed | 2 Bath | 1,852 SF

Live well with Coldwell.

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN OTHER AREAS



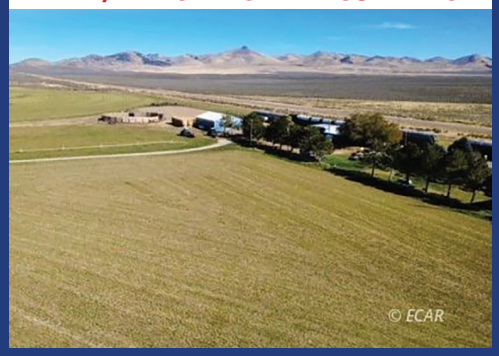
3163 Clubine Rd • Lamoille
$1,195,000 | MLS#3626425
3 Bed | 3 Bath | 3,110 SF

FARM/RANCH



1199 Fire Station Rd • Ely
$1,900,000 | MLS#3626889
3 Bed | 2 Bath | 2,133 SF

FARM/RANCH • UNDER CONTRACT



1725 US 93 Highway • Wells
$879,000 | MLS#3627055
3 Bed | 2.5 Bath | 2,280 SF

FARM/RANCH



2013 Blume Ranch Rd • Lamoille
$1,180,000 | MLS#3627294
4 Bed | 3 Bath | 2,745 SF



451 Manley Ranch Rd • Round Mountain
$335,000 | MLS#3626439
3 Bed | 2 Bath | 1,728 SF

COLDWELL BANKER EXCEL

BUYING OR SELLING?
CALL US
775-738-4078

COMMERCIAL AND INDUSTRIAL PROPERTIES



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

COMMERCIAL LEASE



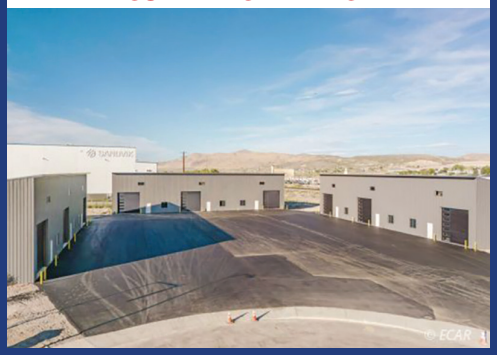
240 7th St • Elko
$1.15/SqFt/Mo | MLS#3626502
2 Bath | 3,408 SF

COMMERCIAL LEASE



2719 Argent Ave • Elko
$1.40/SqFt/Mo | MLS#3626295
2 Bath | 2,520 SF

COMMERCIAL LEASE



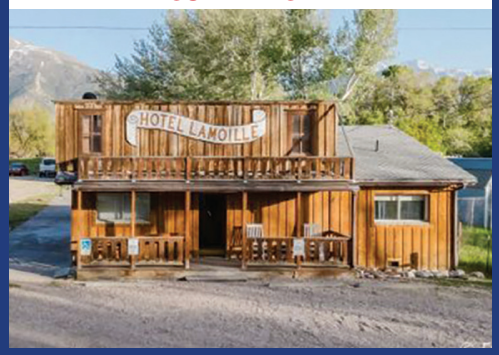
177 Walters Court • Elko
$1.85/SqFt/Mo | MLS#3626272
1 Bath | 7,132 SF

COMMERCIAL LEASE



450 S 4th St • Elko
$1.25/SqFt/Mo | MLS#3626654
2 Bath | 4,224 SF

COMMERCIAL



925 Lamoille Rd • Lamoille
$549,000 | MLS#3626357
1,930 SF

COMMERCIAL



1655 D Ave • Ely
$900,000 | MLS#3625847
1.5 Bath | 2,736 SF



51 N. Main St • Eureka
$278,047 | MLS#3626453
1 Bath | 1,495 SF

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COMMERCIAL AND INDUSTRIAL PROPERTIES

COMMERCIAL LEASE



118 2nd St • Elko
$1.49/SqFt/Mo | MLS#3627067
4,026 SF

COMMERCIAL LEASE



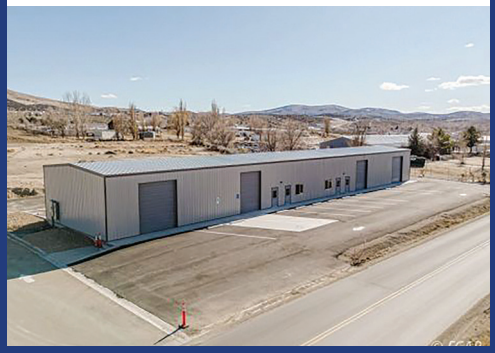
1345 Water St • Elko
$1.45/SqFt/mo | MLS#3626947
3 Bath | 19,180 SF

COMMERCIAL LEASE • UNDER CONTRACT



174 Idaho St • Elko
$2,745/mo | MLS#3627324
2 Bath | 1,700 SF

COMMERCIAL LEASE



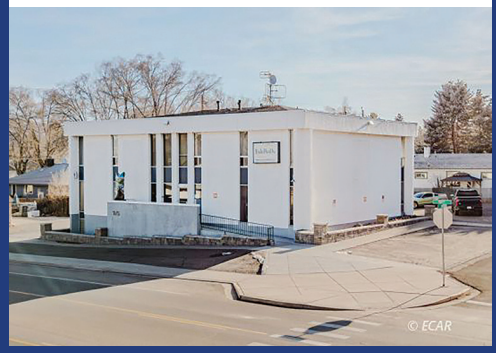
2310 Last Chance • Elko
$1.85/SqFt/mo | MLS#3627464
2 Bath | 7,600 SF

COMMERCIAL LEASE



75 Licht Pkwy • Spring Creek
$6,750/mo | MLS#3627463
1 Bath | 4,500 SF

COMMERCIAL LEASE



975 5th St • Elko
$5,000/mo | MLS#3627423
3,366 SF

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LAND LISTINGS

COMMERCIAL LAND

ADDRESS	MLS	ACRES	PRICE
TBD US Hwy 93	MLS#3627046	29.21	$438,150
TBD Spruce Road U/C	MLS#3626998	.077	$40,000
TBD Lamoille Hwy	MLS#3622512	6.74	$299,000
1275 Ruby Vista Dr, ELKO U/C	MLS#3623115	9.7	$950,000
3250 Ruby Vista Dr	MLS#3626959	5.74	$600,000
3221 Jennings Way	MLS#3625932	0.678	$499,000
2215 Ruby Vista Dr	MLS#3626586	1.141	$499,000
Washington Ave. Access	MLS#3626723	289.68	$4,300,000

ELKO

Sec 25 Twp 38n Rge 54e U/C	MLS#3625742	8.01	$56,000
Sec 25 Twp 38n Rge 54e SOLD	MLS#3625743	2.00	$13,000
TBD 5th St	MLS#3626403	640	$1,600,000
006-10A-001 Parcel	MLS#3627338	160	$98,999
2653 Mesquite Way	MLS#3627317	0.216	$138,000
2667 Mesquite Way	MLS#3627318	0.34	$145,000
2687 Mesquite Way	MLS#3627321	0.56	$150,000
Hamilton Creek Trail	MLS#3627391	1127.07	$3,000,000
7th Street, Elko, NV 89801	MLS#3626848	2.67	$10,000
TBD Hamilton Creek Trail	MLS#3627327	2.955	$29,000
Kittridge Canyon Road	MLS#3626849	2.19	$40,000
2683 Mesquite Way	MLS#3627320	0.216	$140,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
TBD N US Hwy 93	MLS#3627044	4.437	$110,750
539 Palace Pkwy SOLD	MLS#3625443	2.69	$18,000
Lot C9 Sun Valley Road	MLS#3626765	41.793	$210,000
4 TBD Emigrant Court	MLS#3625408	10.12	$80,000
353 Parkchester Dr	MLS#3626116	0.35	$48,000
Turquoise Ave	MLS#3625240	1.03	$5,900
TBD Emigrant Court	MLS#3625408	10.12	$80,000
472 Foxridge Dr U/C	MLS#3626790	2.13	$85,000
Pearl Avenue	MLS#3626846	1.13	$6,000
Diamond Avenue	MLS#3626845	1.03	$6,000
Diamond Avenue	MLS#3626844	1.16	$6,000
411 Parkchester Dr U/C	MLS#3627600	1.23	$49,900

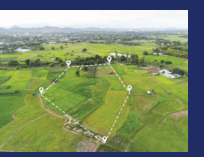
SURROUNDING AREAS

TBD E Haskell Street	MLS#3627049	1	$299,000
8th Street	MLS#3625330	1.13	$6,000
Twp 40n Rge Mdb&m Parcel	MLS#3622892	622	$189,000
8th St Ryndon	MLS#3625330	1.13	$6,000
Elm St U/C	MLS#3625493	2.26	$250,000
400 Cold Spring Point Rd	MLS#3626471	40	$95,000
80 Acres Parcel # A 8th St	MLS#3626704	80.21	$1,050,000
008-31D-003	MLS#3627381	77.81	$269,900
Quinn River Boulevard	MLS# 3627222	1.14	$9,000
Indian Hills Dr U/C	MLS# 3627395	2.79	$15,000

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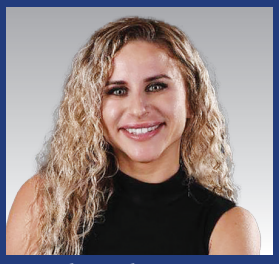




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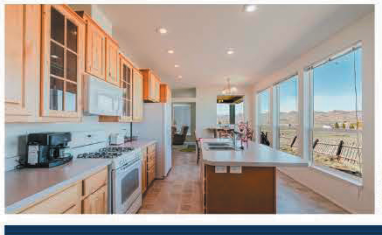
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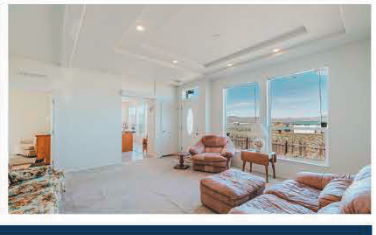
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$250,000







418 CINNABAR AVENUE
WILD HORSE, NV 89831 | MLS# 3627583

3 BEDS | 2 BATHS | 1,592 SQFT

Don't miss out on this spacious 3 bedroom, 2 bathroom home situated on 1 acre in the desirable Wild Horse area near the lake. Enjoy peaceful country living with plenty of room to spread out, all while being just minutes from Wild Horse Reservoir for fishing, boating, camping, and outdoor recreation.

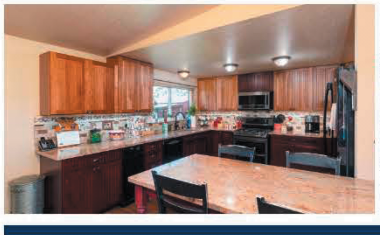
The property offers a comfortable layout, scenic surroundings, and endless possibilities for a full-time residence, vacation getaway, or weekend retreat. There is also a single wide mobile home on the property, providing extra sleeping space for overnight guests or extended family. A great opportunity to enjoy the beauty and recreation the Wild Horse area has to offer.

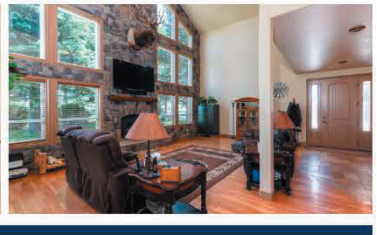


VERONICA ELDRIDGE
REALTOR®
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VERONICA@CBELKO.COM
NV LIC # S.0062587

$1,295,000







1510 W LOWER SOUTH FORK RD
SPRING CREEK, NV 89815 | MLS# 3626531

5 BEDS | 3 BATHS | 3,824 SQFT

This dream property features a spacious 3,824 sq ft home on 18.57 scenic acres with the South Fork River running through part of the land. The home offers 4 large bedrooms, 3 full bathrooms, a craft room or possible 5th bedroom, open living spaces, a large kitchen and dining area, an oversized butler's pantry, a cozy wood stove, and a loft space perfect for an office or additional seating.

Outside, you'll find a 40x60 shop, a separate 588 sq. ft. guest house, and a 30x40 saloon-style party barn ideal for entertaining. The property also includes storage sheds, a garden shed, mature trees, and beautifully maintained landscaping. With space, privacy, and endless possibilities, this one-of-a-kind property also offers 15 acre-feet of surface water rights available for purchase or lease.



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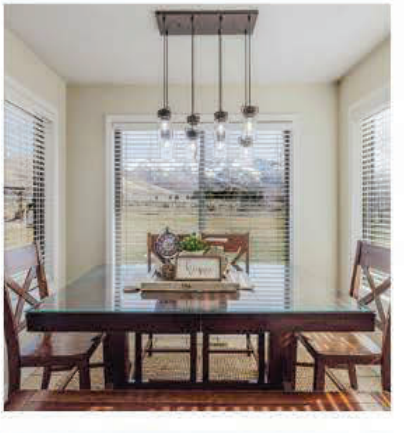
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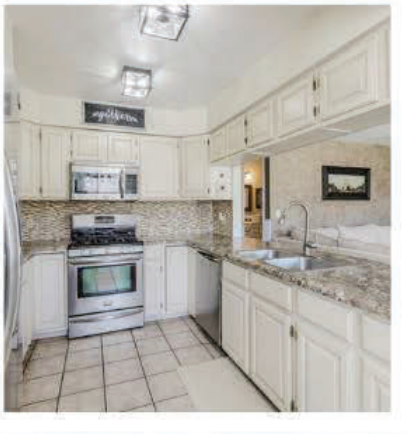
SOLD

970 PALACE PARKWAY
SPRING CREEK, NV 89815

$575,000







Stunning Ruby Mountain views come with this move-in ready 4 bed, 2.5 bath home on 2.46 acres. The main level features a cozy family room with a gas fireplace, functional kitchen, dining, and living spaces, plus a laundry room and half bath. Upstairs offers four bedrooms and two full baths for added privacy. Delightful outdoor living under the pergola, along with a fenced area for gardening or animals, complete with a lean-to and shed. The property also includes dual two-car garages and a spacious 1,500 sq. ft. shop—perfect for storage or a workspace!



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Elko Summit Drive, Parcel #1, Elko, NV

41.47 Acres

$265,000

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5655 Kale

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- 3 bedrooms
- 2 baths
- 1568 sq ft
- 2.27 acres
- 2400 sq ft detached shop

216 Oak

- MLS 3627777
- 3 bedrooms
- 1 bath
- 960 sq ft
- Detached garage





LAURA KELLY
REALTOR®
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WELCOME HOME

Why More People Are Choosing Northern Nevada — And Staying

There was a time when big cities felt like the ultimate goal. More traffic. More noise. More restaurants. More everything.

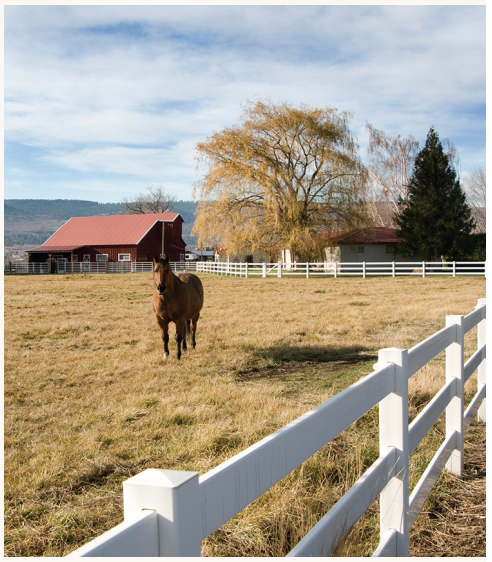
But across the country, priorities are changing.

Today, more people are trading crowded suburbs and fast-paced city life for something that feels increasingly rare: space, community, and quality of life.

And Northern Nevada is quietly becoming one of the places people are choosing to call home.

From Elko and Spring Creek to Winnemucca and beyond, rural Nevada offers something many buyers feel they can't find elsewhere anymore — room to breathe.

MORE SPACE — INSIDE AND OUT



One of the biggest draws for homebuyers moving to Northern Nevada is simple: value.

Compared to larger Western markets, buyers can often find:

- Larger lots
- More acreage
- Shops and garages
- Horse property
- RV parking

For many families, that extra space completely changes the way they live.

Instead of squeezing into small subdivisions, buyers are finding room for gardens, animals, workshops, home gyms, and outdoor living spaces.

And increasingly, people want homes that support lifestyle — not just sleeping arrangements.

THE APPEAL OF RURAL LIVING



For many buyers, the attraction starts with lifestyle.

In Northern Nevada, life moves a little differently. Commutes are shorter. Nights are quieter. Neighbors still wave. Kids play outside. People know each other by name.

And while the pace may feel slower, the opportunities are growing.

Mining, healthcare, education, construction, ranching, and small business growth continue to drive stability throughout rural Nevada communities. At the same time, remote and hybrid work have made it easier than ever for families to live farther from major metropolitan areas without sacrificing career opportunities.

The result? Buyers are looking beyond big cities and discovering the advantages of rural living.

SMALL TOWN DOESN'T MEAN SMALL OPPORTUNITY

One misconception about rural living is that it means sacrificing convenience or opportunity.

But Northern Nevada communities continue to evolve.

New businesses, restaurants, healthcare services, internet infrastructure, and housing developments are helping support long-term growth throughout the region.

At the same time, local communities have managed to preserve the character and lifestyle that make people want to live here in the first place.

That balance is part of what makes Northern Nevada unique

WHY BUYERS ARE MOVING TO NORTHERN NEVADA

- More space for the money
- Strong sense of community
- Access to outdoor recreation
- Less congestion and traffic
- Growing job opportunities
- Rural lifestyle with modern amenities

PEOPLE WANT COMMUNITY AGAIN

One thing many newcomers mention after relocating to Northern Nevada is the sense of community.

Local events still matter. Small businesses are supported. Schools, sports, nonprofits, and community organizations remain deeply connected to everyday life.

That hometown feeling is becoming harder to find in larger cities — and buyers notice the difference almost immediately.

In places like Elko, people don't just live next to each other. They participate. They volunteer. They build relationships.

For many families, that sense of connection has become just as important as the house itself.

HOME MEANS SOMETHING DIFFERENT HERE

For many people, moving to Northern Nevada isn't just about buying a house.

It's about building a life.

It's about sunsets instead of traffic. Backyards instead of balconies. Community instead of anonymity.

And as more buyers search for places that feel authentic, connected, and grounded, rural Nevada continues to stand out as one of the West's hidden gems.

Because sometimes, the best move isn't toward more noise.

It's toward more life.



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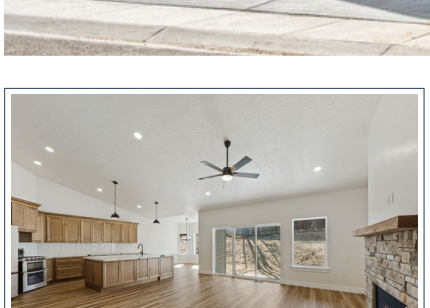


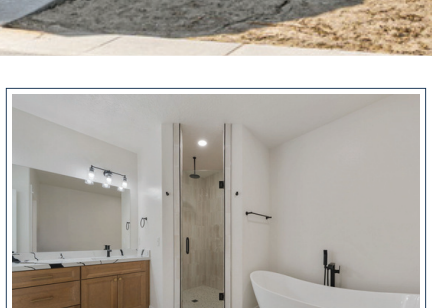
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CURB AND LANDSCAPE

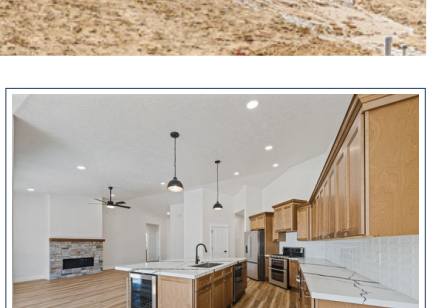
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BRAEMAR









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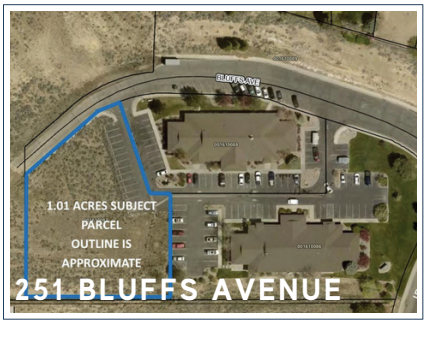




Enjoy the scenery from the home's new deck, offering a great outdoor space to take in the surrounding landscape. Inside, you'll find updated flooring in the living room and a beautifully remodeled guest bathroom. The property also includes a water softener, sprinkler & drip irrigation systems, with established landscaping in both the front & back yards, & a detached shop. To top it off, the downstairs pool table, kitchen appliances, workbenches, & reloading setup in the garage will remain with the home-making this property move-in ready for its next owner.



Cozy 1 bed 1 bath home! This fully fenced property features a detached garage and an additional storage shed. This home has been in the same family for over 20 years, and was used as both a family home and a rental opportunity, and it's now time to let someone else enjoy it! Located close to grocery stores and everyday amenities, including an elementary school, this home has tons of potential! The electrical work has been completed and brought up to code in the garage! This home is simple, functional, and full of possibilities.



Prime 1.01-acre commercial parcel adjacent to established businesses with some paved parking already in place. Excellent development opportunity located near Interstate 80 access, Elko Junction Shopping Center, and major retail corridors. Surrounded by residential subdivisions and commercial activity. This highly visible location offers strong potential for a variety of commercial uses with convenient access for both local traffic and travelers. HOA dues begin upon completion of building construction. Buyer to verify all information, zoning, and utilities to their satisfaction.

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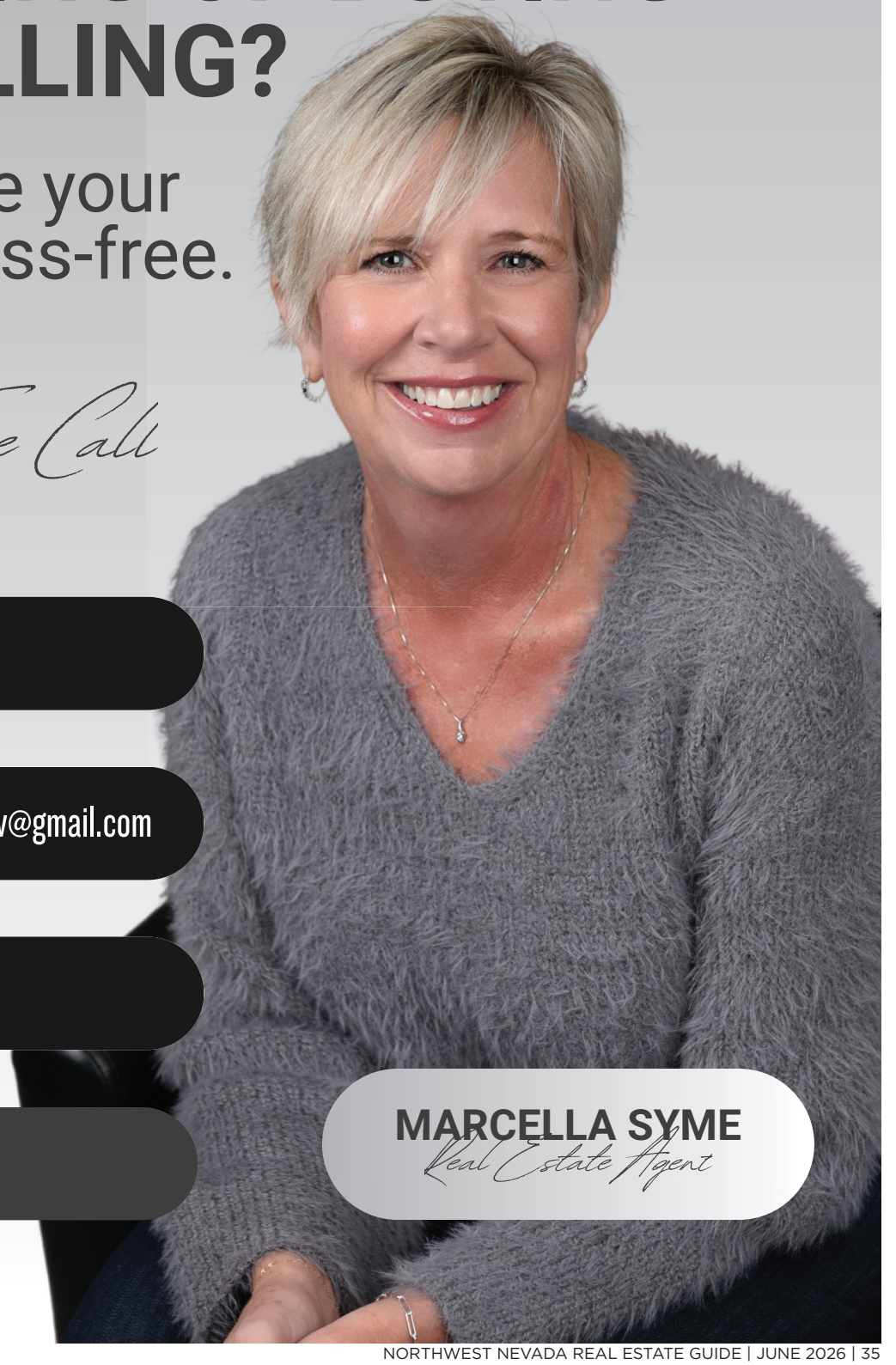
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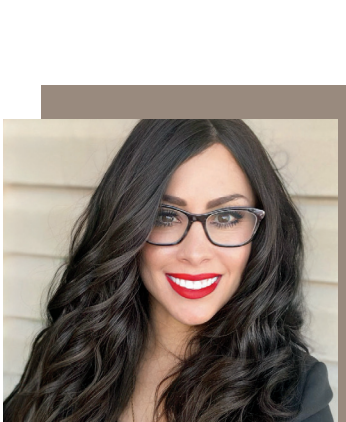


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Scenic Hillside Lot with Valley Views

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Development will include planning for a well, septic system, and site preparation — a typical process for land in this area.

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LIZA BAUMANN
REALTOR®



Market Update

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

May 2026 Residential MLS Statistics

Northern NV	Avg Home $	Avg DOM	# Sold YTD
Battle Mountain	$ 335,808 ⬆	225 ⬇	20
Elko	$ 418,676 ⬇	33 ⬇	50
Reno / Sparks	$746,145 ⬆	92 ⬇	1530
Spring Creek	$ 446,861 ⬆	33 ⬆	69
Tahoe Area NV	$ 3,900,332 ⬇	153 ⬇	46
Winnemucca	$ 396,074 ⬆	146 ⬇	96

Arbor Financial May 2026 Rates Actuals

30-Year Fixed:	6.37% ■	30-Year FHA:	5.62% ■
3-2-1 Buy Down:	6.49% ⬇	30-Year VA:	5.75% ■

Content provided by Joe Brown, REALTOR®

MONDAY - FRIDAY 9AM - 5PM · SATURDAY 10AM - 2PM · EARLIER, LATER & SUNDAYS BY APPOINTMENT ONLY



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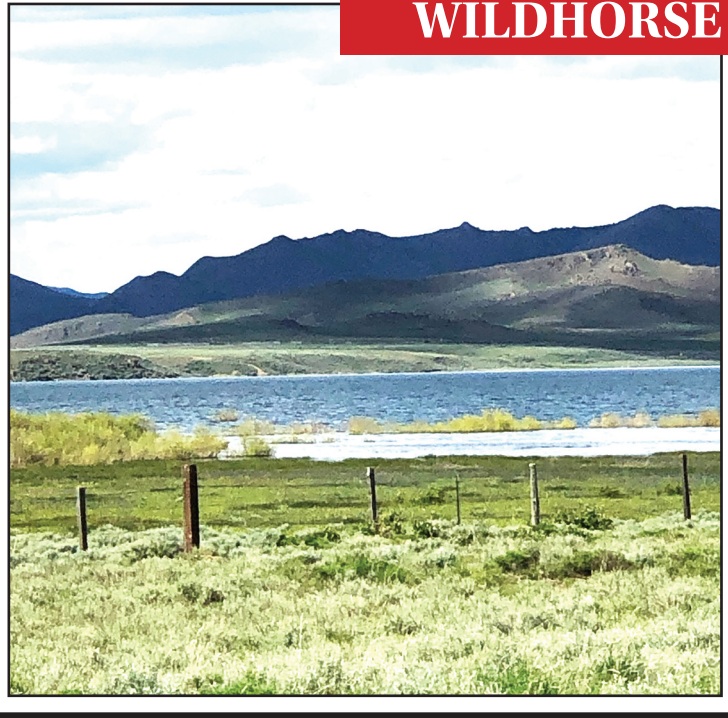


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A year round fishery with ice fishing. Shore fishing, boating, water skiing, wind surfing, hunting, 4 wheeling, hiking, snowmobiling.

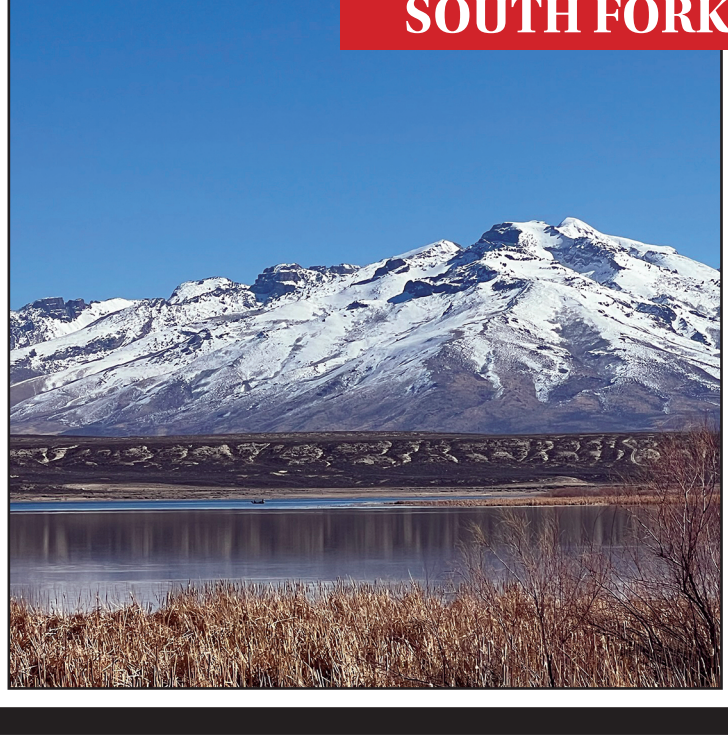
elkoweb@blm.gov

00 Perlite	CLOSED	$ 25,000
000 Bauxite	1 acre	$ 25,000
000 Silver/Pyrite	1 acre	$ 29,900
000 Onyx/Pyrite	1 acre	$ 29,900
000 Cinnabar	CLOSED	$ 35,000
000 Jasper	1 acre	$200,000

Jasper-agent owned. Partially improved

ADDITIONAL LOTS AVAILABLE

SOUTH FORK RESERVOIR



Holds catfish, bass and trophy trout. Enjoy hunting, fishing, boating, skiing, hiking and 4 wheeling. Room to enjoy the Great Nevada outdoors.

parks.nv.gov

009 Grant	4.34 acres	$ 24,500
007 Beauregard	PENDING	$ 24,900
000 Grant	2.07 acres	$ 25,000
2016 Pickering	2.07 acres	$139,000

Fully improved, partially fenced.

ADDITIONAL LOTS AVAILABLE

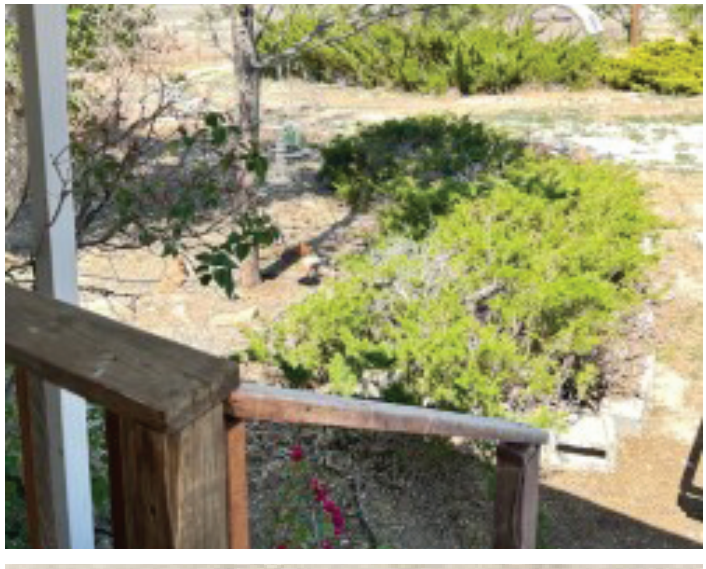
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From Here to There, Call Bawcom To Get Your Move On!

000 PILOT ROAD-MONTELLO AREA

ROOM TO ROAM THE VALLEYS & THE MOUNTAINS









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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MONDAY - FRIDAY 9AM - 5PM · SATURDAY 10AM - 2PM · EARLIER, LATER & SUNDAYS BY APPOINTMENT ONLY



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Connie Harlan
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NVLic#S.0036810



Tate Bawcom
775-934-3281
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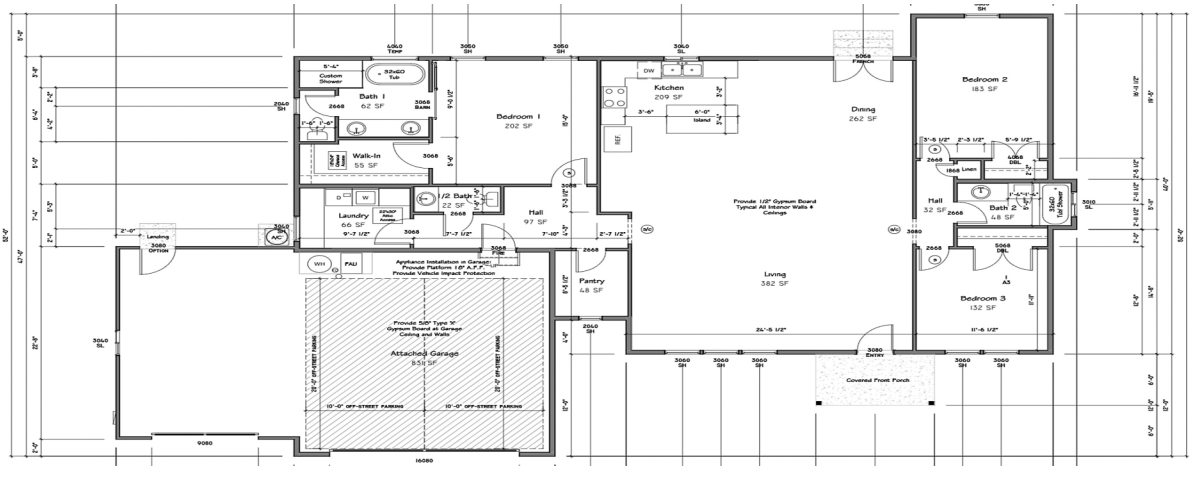
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32 Spring Creek Parkway · Spring Creek, NV
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SEARCHING FOR A QUALITY NEW CONSTRUCTION HOME TO CALL YOUR OWN?
LOOK NO FURTHER! WETMORE CONSTRUCTION NV# 0082732
BRAND NEW HOME WAITING FOR YOU AT 715 AESOP DRIVE, SPRING CREEK

CHARM WITH CHARACTER!







Spacious home has 2,028 finished square feet on one level with the open main living area. 3 bedrooms with room to spare and spilt layout is a plus with 2.5 bathrooms. Large laundry room, kitchen with a walk in pantry, island, master with tub and custom shower, 3 car garage both with automatic openers, rear patio and front covered entry porch. $539,000

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FROM HERE TO THERE, CALL BAWCOM TO GET YOUR MOVE ON!

216 DYSART CIRCLE-LAMOILLE

10 FLAT ACRES





2.922 SQUARE FOOT HOME WITH 3 LARGE BEDROOMS, 3 BATHROOMS AND LOTS OF ROOM TO SPREAD OUT IN! Perfect for horses or livestock or that dream shop. Mature trees including fruit trees. Trex deck, pellet stove, finished basement perfect for that 2nd family room or crafts. Your own well, no sharing. $595,000





994 HILLROSE-SPRING CREEK

NO COOKIE CUTTER HOME!

PENDING

View additional listings at BawcomCRHomes.com This spacious home with 3 bedrooms and 2 bathrooms is immaculate, open and airy. Home is all on one level with large covered front trex porch and extra large covered trex deck in the rear with that awesome Ruby View. 6.24 acres for all the extra area you could want. Spacious home with attached garage plus 2 separate shops one with 2 heated rooms. Please view the pictures on web site-It's is awesome! $915,000

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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4 LICHT PARKWAY - 5.3 ACRES

CLOSE TO IT ALL!





Check out this location. Corner of Licht Parkway and Diamondback. 5.3 flat acres gives you all the room you need for a home, shop, barn and still have space. Still have awesome views of the Rubies. $175,000

LOWER LAMOILLE ROAD AND HOG TOMMY





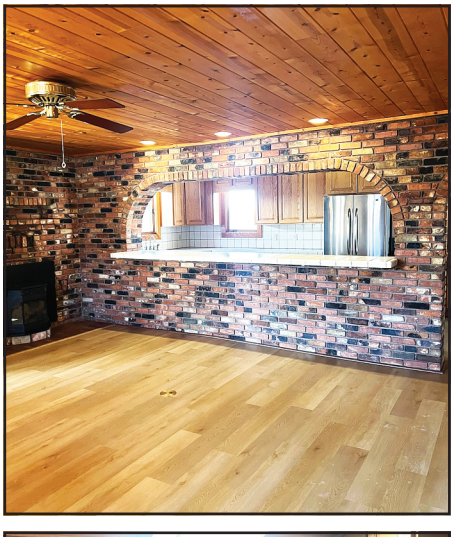
This 57.31 acre property starts at the convergence of the two roads. Drive up either road to get a view of the property and what it has to offer. Fantastic view of the Ruby Mountains and the surrounding area from the upper portion of the property. Spring located at the bottom of the lot and look at all these beautiful trees! $458,560

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

FROM HERE TO THERE, CALL BAWCOM TO GET YOUR MOVE ON!

688 LAMOILLE ROAD-LAMOILLE

RUSTIC CHARM DOWNTOWN LAMOILLE





This home has so much character and updating, you need to take a peek and start packing! There are 3 bedrooms (one is detached from the house, could be man cave, office, craft), 2 bathrooms, new roof on both buildings, new septic, large 2 tiered rear Trex deck -partially covered, stamped concrete, curbing, sprinklers, lawn, mature trees and plants. **SELLER WILL PAY $7,000 TOWARD BUYERS CLOSING COST OR BUY DOWN ON INTEREST RATE.**

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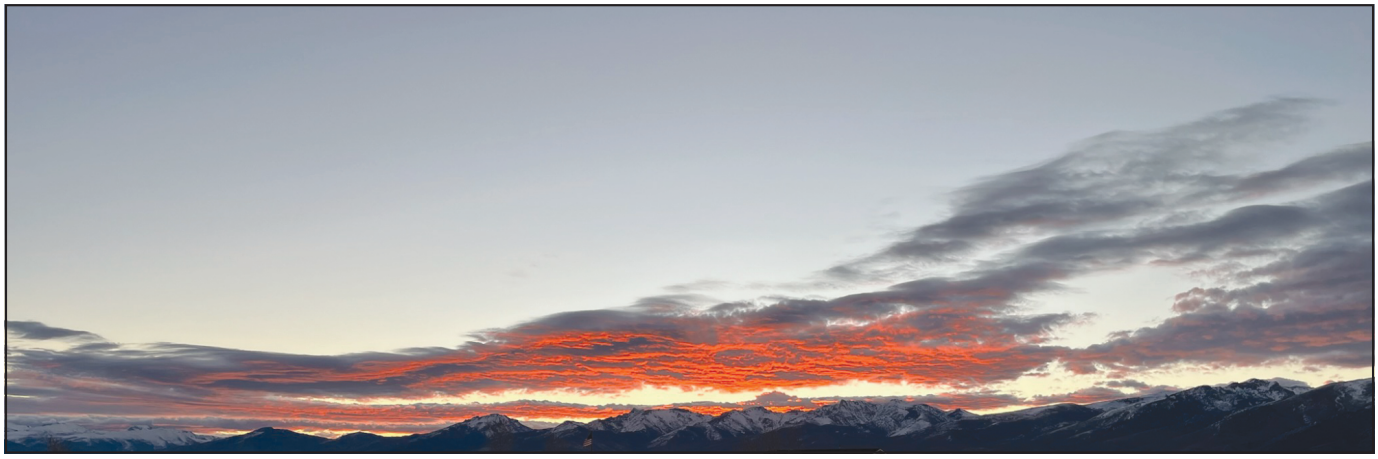
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CALL BAWCOM'S TO LIST OR BUY YOUR DREAM!

IS THIS THE VIEW YOU WOULD 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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Spring Creek, NV
Ofc: (775) 753-6379

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

279 Lakeport Lane, Spring Creek

NEW LISTING UNDER CONTRACT





4 BDRM • 3 BATH 2358 SQ. FT. • 1.14 ACRES

Prepare to fall in love with this custom-built ranch-style home, corner lot, located in a quiet cul-de-sac. Stunning stone-veneer curb appeal, an open one-of-a-kind layout, chef's kitchen with tons of beautiful cabinets and counter space and large pantry. Reverse Osmosis in the kitchen for drinking water. TWO master suites, custom pine doors and trim, central vac, cozy pellet stove, finished epoxy-floor garage, powered she-shed. Fully landscaped with sprinkler system and fencing. A MUST SEE! $475,000

216 Dysart Circle, Lamoille, NV 89828

UNDER CONTRACT





3 Bed • 3 Bath 2,922 sqft • 10 acre lot

A rare find in beautiful Lamoille! This your chance to own this 3 bdrm/3 bath, 2,922 sq. ft. home on 10 flat acres, perfect for horses or livestock or to build your dream shop, located at the base of the Ruby Mountains. Mature trees including numerous fruit trees. Great trex deck in the back for entertaining or just relaxing. Pellet stove in the family room to add that cozy warmth during the cold winter months. Finished basement perfect for recreation room or craft room. Newer roof, stucco on exterior and pump in the well. Also includes an asphalt driveway. PRICE REDUCED $575,000



BACKYARD GOALS

The Outdoor Upgrades Northern Nevada Buyers Love Right Now

There's something about summer in Northern Nevada that makes people fall back in love with home.

Maybe it's the longer evenings. The smell of a barbecue drifting across the neighborhood. Kids running through sprinklers. String lights glowing over patios while friends gather around a fire pit long after sunset.

In today's market, buyers aren't just shopping for square footage anymore. They're looking for lifestyle — and outdoor living spaces have become one of the biggest selling points in real estate.

From Spring Creek horse properties to cozy Elko patios, homeowners are transforming backyards into extensions of the home itself.

And the good news? You don't need a massive renovation budget to make a big impact.

OUTDOOR LIVING ISN'T A TREND — IT'S THE NEW STANDARD

Local real estate professionals say outdoor spaces now play a major role in buyer decision-making.

Today's buyers want:

- Functional entertaining areas
- Covered patios
- Outdoor kitchens
- Fire pits
- Space for pets and kids
- Low-maintenance landscaping
- Privacy and comfort

In Northern Nevada especially, buyers appreciate homes that allow them to enjoy all four seasons outdoors.

"People want to picture themselves living there," says one local Realtor. "If the backyard feels inviting, buyers emotionally

connect with the home faster."

That emotional connection matters.

A clean, well-designed backyard can increase perceived home value and help listings stand out online — where first impressions happen long before a showing is scheduled.

THE BIGGEST BACKYARD TRENDS FOR 2026

Portable fire pits, custom gas fireplaces, and cozy seating areas remain one of the most requested outdoor upgrades.

Water-Wise Landscaping
Nevada homeowners are leaning into drought-tolerant landscaping that still feels lush and beautiful.

Outdoor Kitchens
Outdoor cooking spaces continue gaining popularity, especially in family and entertaining-focused homes.

Lighting Matters
String lights, pathway lighting, and uplighting instantly create warmth and luxury without major construction costs.

CURB APPEAL STILL SELLS HOMES

Before buyers ever step inside, they're already making decisions.

Fresh landscaping, pressure washing, updated exterior lighting, and clean entryways remain some of the highest-ROI improvements homeowners can make before listing a property.

According to industry studies, homes with strong curb appeal often sell faster and for higher prices than homes that appear neglected from the outside.

Sometimes, it's the small details that create the biggest emotional impact.

"LUXURY" DOESN'T HAVE TO MEAN EXPENSIVE

One of the biggest misconceptions homeowners have is that outdoor upgrades require massive budgets.

In reality, thoughtful styling often matters more than cost.

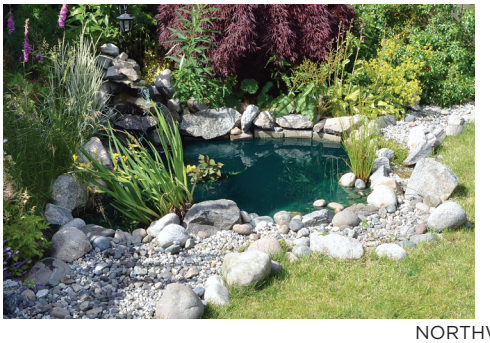
A few affordable changes can completely transform a space:

- Outdoor rugs
- Coordinated patio furniture
- Hanging lights
- Raised garden beds
- Privacy screens
- Fresh stain or paint

5 EASY WEEKEND UPGRADES BEFORE SUMMER

- ✓ Add fresh flowers or planters
- ✓ Power wash patios and sidewalks
- ✓ Replace outdated outdoor light fixtures
- ✓ Create a seating area with pillows and decor
- ✓ Add solar pathway lights







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Caliente | Elko | Ely | Mesquite

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- FHA - 3.5% Down Payment
- VA Veterans, Active Military - 0% Down Payment
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- Conventional
- Jumbo
- Reverse Mortgage
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- 2-1 Buydowns

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Residential



2623 N. CANYON ROAD

3.6 acres, Corner Lot, Fenced, Room for Livestock, Natural Grasses, Corrals, Old "Fixer Upper" Single-wide, Storage Shed

Lamoille – $350,000

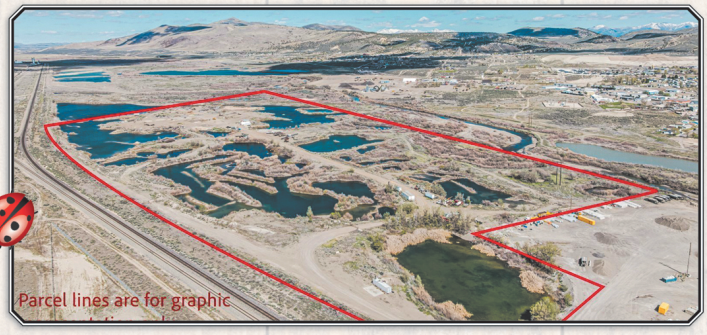


28910 KINGS RIVER ROAD

2 Bed, 2 Bath 2.5 acres, Country Retreat, Large Windows provide Natural Light, Panoramic Views, Spacious Shop

Orovada – $275,000

Land • Lots • Acreage



WILDLIFE, WATER RIGHTS, AND THE HUMBOLDT RIVER

One of Elko's most unique locations; 92.37 acres between the railroad tracks and the Humboldt River. 73.30 acres of diversified pasture water rights carrying a coveted 1870 priority date

12th Street, Elko, Nevada – $2,000,000



Mountain Views
2 Lower Starr Vly Rd
$125,000



Middle Parcel
3 Lower Starr Vly Rd
$150,000



Near Meadow
4 Lower Starr Vly Rd
$150,000

RARE OPPORTUNITY

Three 1-acre parcels (sold separately). Peaceful rural lifestyle – ideal setting for a future homesite, or weekend getaway.

Parcels are part of a generational family ranch.

Starr Valley / Deeth



2.5 ACRES KINGS RIVER VALLEY

Wide-open space, Breathtaking sunrises and sunsets, Mtn. Views, Zoned M-3

Orovada – $50,000



10 FENCED ACRES

Surveyed into (2) 5-acre Parcels, Power on far corner. Easy I-80 access.

Button Point/Winnemucca – $70,000



2.5 ACRES KINGS RIVER VALLEY

Corner Parcel, Sweeping vistas of the Montana & Double H Mtns., Zoned M-3

Orovada – $50,000

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Ranches



FARM-RANCH-HOMESTEAD

138 acres. 5-bed, 3-bath farmhouse/barndo on 58 acres of meadows plus an adjacent 80 acres of raw, undeveloped land.

Caliente – $1,700,000



RANCH OPPORTUNITY

970 acres. Can support approximately 350 cows and 2500 sheep. Abundant Groundwater. 40' x 200' Sheep Handling Facility

Eureka – $5,000,000

Commercial



223 ACRES with HOT SPRINGS

DESTINATION? TRUCK STOP? RV Park? Owner will Carry: Low Down, Low Interest

Contact/Jackpot – $950,000



101 CARSON ROAD

Prime 8,400 sq. ft. commercial building located on the high-visibility corner

Battle Mountain – $365,000



MULTI-ZONED (COMMERCIAL & RMH)

39.86 acres; Great investment property. with opportunities for development.

Lamoille Highway, Elko – $250,000

ELY HIGH VISIBILITY

740 sq. ft. office space paired with an expansive 2,960 sq. ft. shop on 2.17 acres. Shop equipped with 8 loading dock doors. Ample yard space. Secure fencing.

950 N McGill Highway, Ely – $349,000

ELY INVESTMENT OPPORTUNITY

Located along one of Ely's main commercial corridors. 4,209 sq. ft. divided into 3 fully-leased office/retail units, offering immediate cash flow for investors

1230 E Aultman St , Ely – $295,000

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30% **30% Military Rate**
Active Military or Veteran

30% **30% Investor Rate**
(Must transfer 5 or more properties per 12 month period)

TITLE RATE DISCOUNTS

30% **30% Investor Rate**
(Must transfer 5 or more properties per 12 month period)

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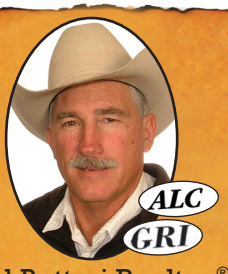
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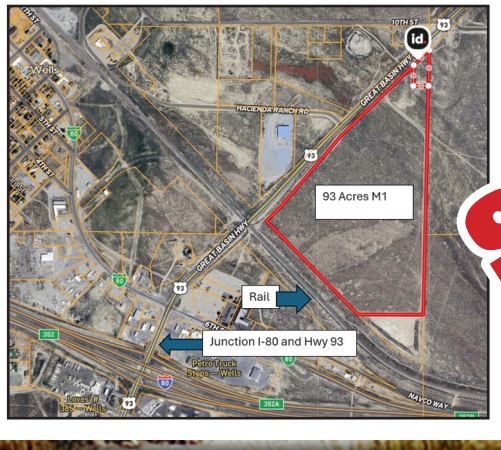
9034 Ruby Valley Road in Ruby Valley





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.

Priced Reduced to $495,000



93 Acres M1-2 Industrial in Wells

SOLD

93 and adjacent to Rail access
o City water and power on site:

Priced to sell at $500,000

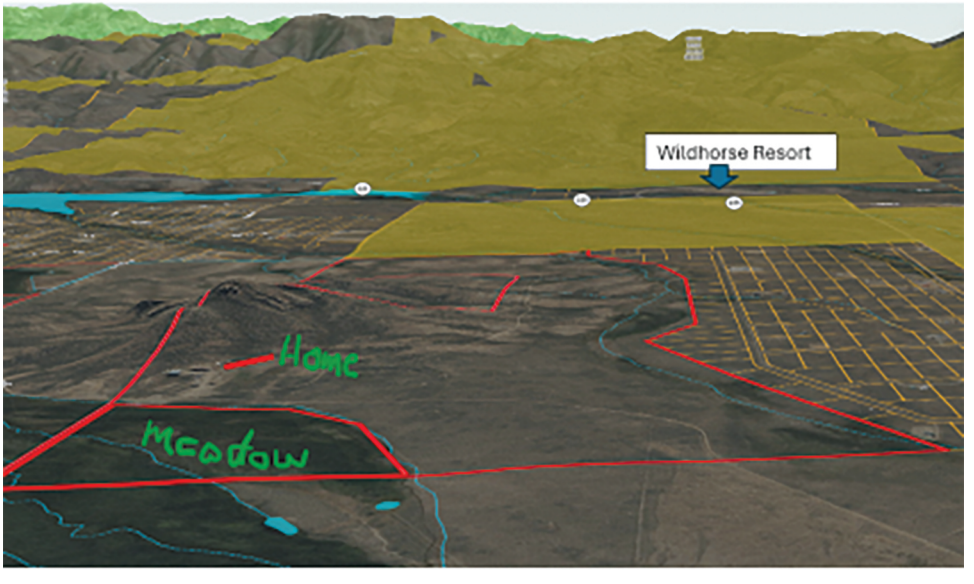
We Have Other Parcels Available

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Wildhorse 214 Acres with Power and Improvements



This parcel is approx. 2 miles West of the Wildhorse Resort and it Has approx. 24 acres of surface water rights, A 1997 Champion Park River 66'x13' mobile home and a 38'x38' Quon set Building. Power, Well and septic.

Priced at $475,000



Wells Development parcel available



100 Acres of Industrial

approx. 2 miles South of wells with access onto Hwy 93 and to Rail.

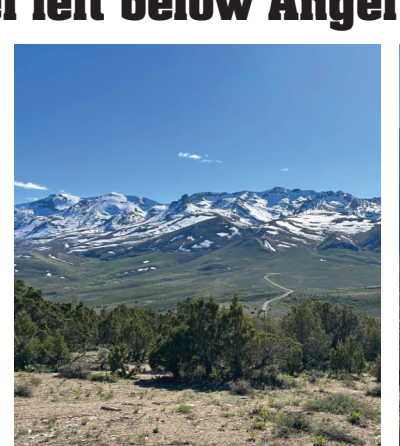
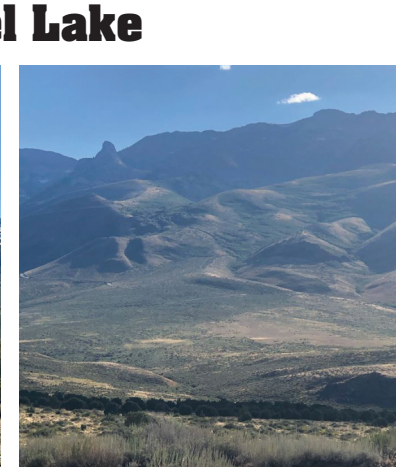
Priced at $525,000

— WWW.BOTTARIREALTY.COM —

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One 40 acre parcel left below Angel Lake

This parcel borders the Forest on the West side. A spring arises on the adjacent acreage so depth to water may be reasonable. Nice hill top that gives you a view into Clover Valley as well as toward Jarbidge to the North. Would make a great family retreat property!

Price: $160,000

Go to BottariRealty.com and under Land for Sale you can pull up a nice video.

Rainbow Estates Clover Valley



Two parcels available. One 10+ acre parcel priced at $47,000 and one 17-acre parcel with water paid, priced at $62,000.

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.

— WWW.BOTTARIREALTY.COM —

Bottari & Associates REALTY

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599 Humboldt Ave Commercial

1.2 acres with 2100 sq.ft Office. Across street from the Post Office and Medical Center In Wells. Great location and opportunity to serve a Growing population in Wells

Priced at $325,000.



268 5th Street

4 bedroom 2 on main, 2 in basement w/family room 1 bath. Vinyl siding, Newpaint, fixtures and concrete patios in backyard. 1 small detached garage and backyard is fenced.

Cottage is priced at $249,000.



3551 N. US Hwy 93 approx. 14 miles North of Wells

Off grid living on 120 acres. Fenced and has a newer manufactured home on a foundation. Three bedrooms, 2 bath. Solar system provides the power for the home and the well. Borders public lands to the North and East and large ranch properties to the South and West.

Price: $375,000.



530 South Shoshone Avenue

Located on the corner of Hogan and Shoshone across from Golf Course. All electric super good cents home. 3 bed/2 bath w/formal living and dining area plus a family room. 1836. Sq. Ft on a corner landscaped Lot. Split rail fencing, detached garage is 432 Sq. Ft. Heated ceramic tile in primary bathroom, garden tub and separated shower. Main bath with tub/shower combination. Kitchen with island and pantry. Enjoy the mountain view from front covered porch.

Price at $290,000.

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Exceptional Horse Property in Elko at 2110 Pratt Drive









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This prope[illegible]arter Horses base of operations for many years [illegible]elopers and they spared no costs in its construction [illegible]se and barns. If you are a horse breeder or trainer and you're look[illegible] place to live with good working facilities look no further! The Hom[illegible]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. Currently 3 parcels and CC&R's can permit more.

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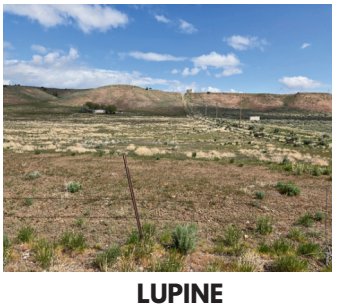
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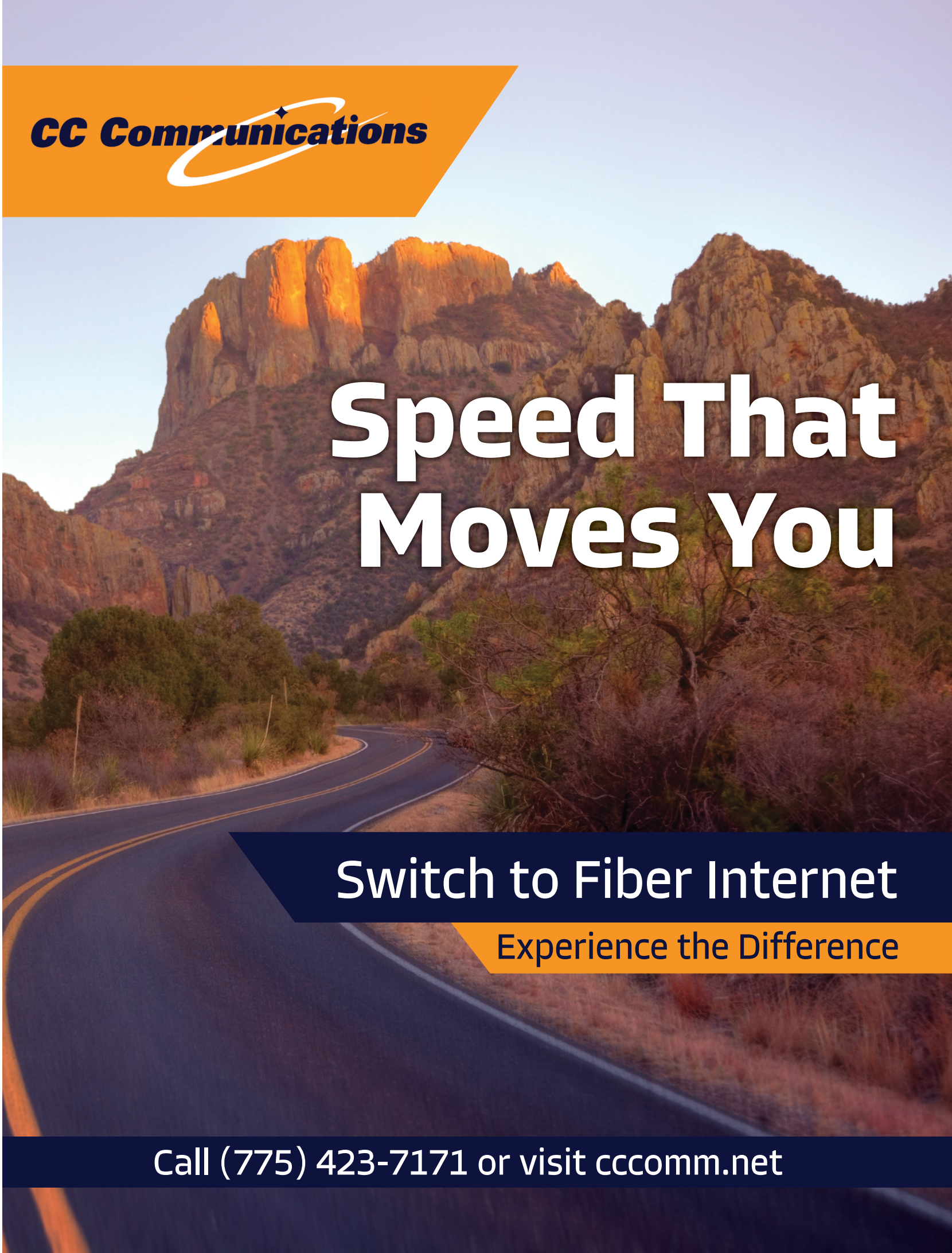
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