NORTHERN NEVADA REAL ESTATE GUIDE

July 2026



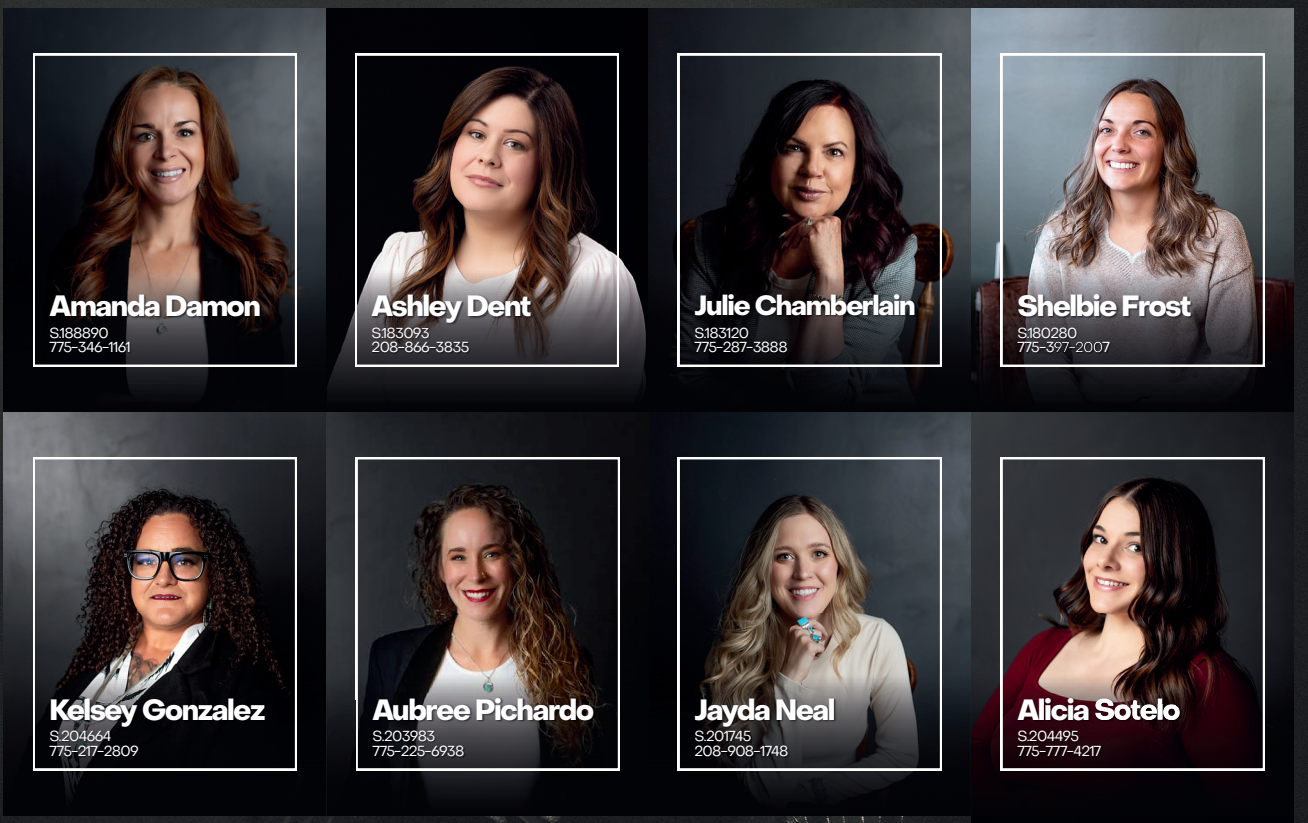
THE GREAT NEVADA MOVE-UP

PAGES 40-41

PRESIDIO REAL ESTATE WEST

Lic. # B.146108

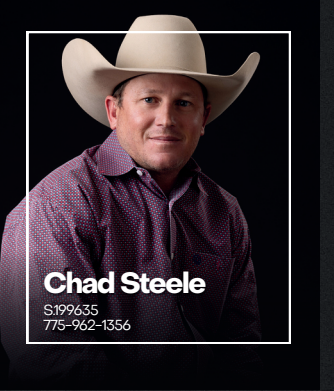
THINKING ABOUT MAKING BUYING, SELLING OR ADDING TO YOUR REAL ESTATE PORTFOLIO?





WHY WORK WITH US?

- **LOCAL EXPERTISE:** DEEP KNOWLEDGE OF NORTHEASTERN NEVADA'S MARKETS, LAND, & COMMUNITIES.
- **PERSONALIZED SERVICE:** REAL ESTATE GUIDANCE TAILORED TO YOUR GOALS.
- **STRONG NEGOTIATION:** SKILLED REPRESENTATION TO HELP YOU GET THE BEST DEAL.
- **POWERFUL MARKETING:** PROFESSIONAL EXPOSURE THAT GETS RESULTS.
- **TRUSTED CONNECTIONS:** ACCESS TO RELIABLE LOCAL LENDERS, INSPECTORS, AND CONTRACTORS.
- **FULL-SERVICE SUPPORT:** GUIDANCE FROM CONTRACT TO CLOSING.



COMMUNITY FOCUSED WITH LOCAL AGENTS WHO LIVE, WORK, AND INVEST HERE.

Jessica Larsen
NV BROKER 146108
775-777-4217

PRESIDIO REAL ESTATE WEST

NORTHERN NEVADA REAL ESTATE GUIDE

July 2026

On the Cover:

PRESIDIO REAL ESTATE WEST

Meet Jessica Larsen
on page 6
jessicalarsen.com

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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

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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 JESS LARSEN



This month isn't just a massive milestone for my business; we're also celebrating 250 years of America & my 36th birthday! Talk about the ultimate birthday bash! Looking out at our beautiful, rugged landscape, it's clear that the American Dream isn't just alive and well—it's thriving right here in Northeastern Nevada.

For me, that dream is built on grit, independent spirit, and a deep love for our community. It's what drove me to build Presidio Real Estate West, and why we are firing on all cylinders every single day.

Crushing Goals & Rounding Up the Best Team

When I set out to bring Presidio to Nevada, I wanted to create a real estate powerhouse. Today, I am incredibly proud to say that we are the **#1 Independent Brokerage in Northeastern Nevada and we service all of rural Nevada.**

We aren't just hitting our targets—we are absolutely crushing them (and having a blast doing it). But honestly, my proudest achievement isn't just the numbers; it's my dynamic team. We've built a fierce, supportive group of agents who don't just push the envelope—they rip it open. Watching them accomplish their professional goals is amazing, but watching their personal growth and confidence skyrocket is what truly fills my cup. We rise by lifting each other up, and right now, this squad is completely unstoppable. I truly wouldn't be where I am without them!

Painting the Town... Well, Yellow!

If you've driven through town lately, you've probably noticed we're making some changes next to one of our favorite local staples. I am over the moon to share that I bought the iconic **"Yellow Building Next to The Star" the Hotel West** and am breathing life into the building.

We are reinventing this local landmark to serve as the official headquarters for all things Presidio West. We're keeping that historic Nevada charm but breathing fresh, modern life into the space. It's going to be a vibrant hub where our agents thrive and our clients feel right at home. Consider it our physical promise to keep investing right back into the dirt we love.

High Desert Roots & My Favorite Little Humans

At the end of the day, no matter how fast the business grows, my ultimate "why" will always be my babies. They are the force that drives me everyday.

There is a unique kind of magic in the Great Basin, and my absolute happiest moments are spent out in the hills, completely unplugged and surrounded by wide-open spaces. Raising my babies and teaching them to appreciate the great outdoors, the crisp high-desert air, and the freedom of this country—makes my heart melt.

All my very best,

Jess

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Turn your savings into paychecks in retirement

Margaret had saved diligently for decades. Every paycheck, a portion went toward her retirement account. Then, the day finally came: she retired. Suddenly, the hardest part wasn't the saving. It was learning to spend.

If that sounds familiar, you're not alone. Many retirees find the shift from building savings to living off them emotionally difficult, even when they've planned carefully. Here are five smart strategies that can help you feel more confident about what's ahead.

Give yourself permission to spend conservatively. Your retirement plan likely assumes a certain annual spending amount, with increases each year to account for inflation. All else being equal, the lower those initial withdrawals, the longer your money will last. A financial advisor can help you set up portfolio withdrawals personalized to your goals and situation. Feel free to give yourself permission to spend those amounts, knowing there's intention behind them.

For many retirees, the challenge isn't math — it's mindset. After years of being rewarded for saving, spending can feel like doing something wrong. It can help to reframe withdrawals as a paycheck you've already earned. For example, using your monthly distribution to cover travel, hobbies or time with family isn't indulgent; it's the purpose of the plan you built. Connecting spending to your values can make it feel more natural and sustainable.

Do be sure to to review your spending regularly and don't forget to set aside funds for annual expenses like taxes and insurance.

Keep some cash on hand. A general rule of thumb for retirees is to keep about 12 months' worth of withdrawals in a separate account for spending and another three to five years' worth in short-term, fixed-income investments. This cushion can allow your stock investments time to recover from a market downturn, reducing the need to sell investments when markets are down. That said, holding too much cash carries its own risk, as your portfolio may not grow fast enough to keep pace with inflation. So, while some cash is good, you'll also want to remain invested in assets with more growth potential to help your portfolio last through retirement.

Review regularly. Retirement can last 25 years or more, and even the best-laid plans need updating along the way. Review your financial strategy at least once a year or after any major life change.

Stay flexible. Even small adjustments to your spending can have a big impact on how long your money lasts. Retirees who hold off on spending increases in years when their portfolio declines are often able to stretch their savings further than those who increase withdrawals each year for inflation regardless of market performance.

Making the switch from saving to spending takes both careful planning and a genuine shift in mindset. A financial advisor can help you build out an effective approach to switch from saving to spending, and work with you so you can fully enjoy the retirement you worked so hard to reach.

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Your money shouldn't stop working when you do.
Let's explore.



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Financial Advisor
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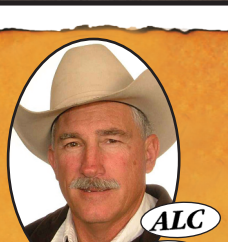

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9034 Ruby Valley Road in Ruby Valley



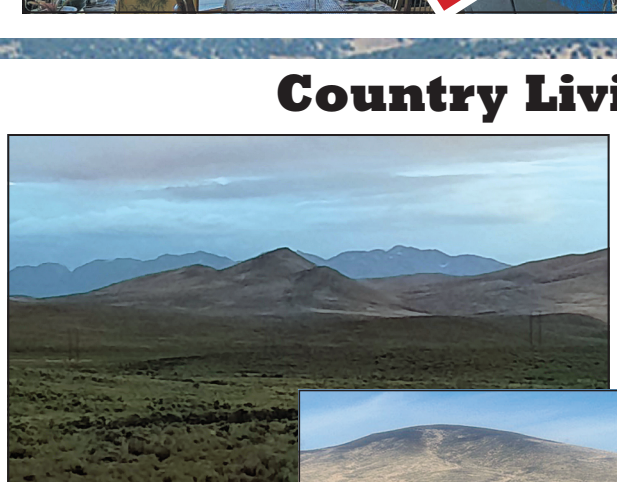


PENDING

This 17 acre property has a custom home of 2348 sq. ft with 3 bedroom and 2 [illegible] and 4 quonset type storage buildings of trees and a view to die [illegible] Ruby Mountains. Less than a [illegible] 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

Country Living North of Wells



If you're looking to live off grid without close neighbors this may be the one you're looking for. The Home is a 2022 Fleetwood home on a foundation of 1944 sq.ft. The power is Solar with battery backup and Propane to supply cooking, home heating, and water heating. The well has it's own Solar power supply. The property is fenced and adjoins public lands on two sides. A BLM easement has been obtained for a new road and a NDOT Right of way encroachment onto US Hwy 93 is permitted.

Price: $375,000.

Scan the QR code for a visual tour.

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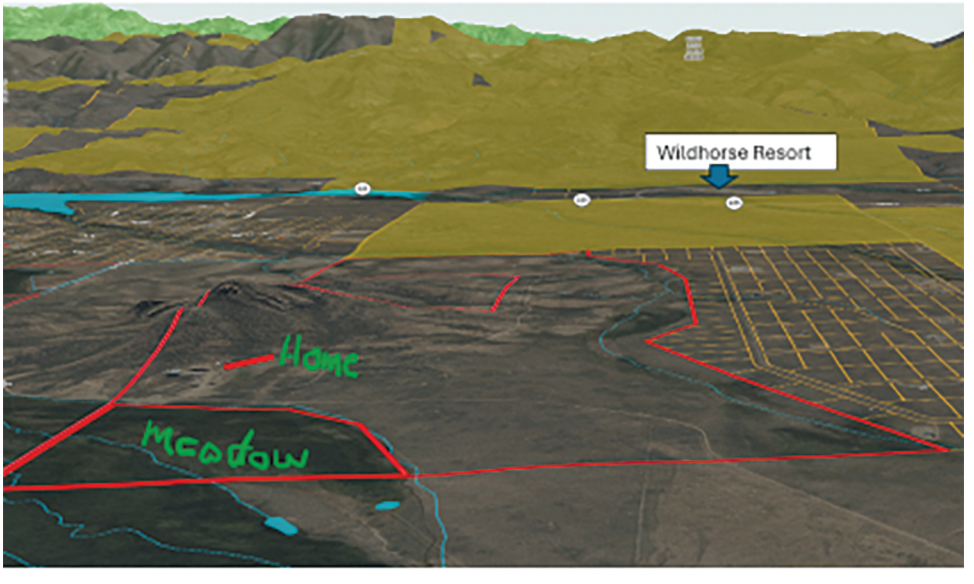
Wildhorse 214 Acres with Power and Improvements



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

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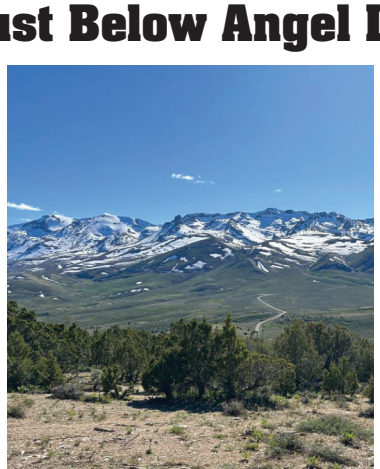
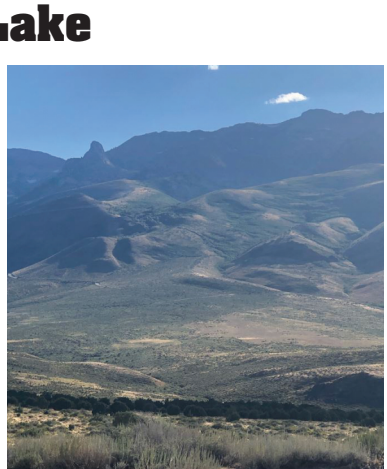
40 acre Parcel Just Below Angel Lake

Own a Recreational Retreat Property that should be in the family for generations! Located not far from the USFS lower Angel Lake campground on the North side of the Paved highway. Parcel rises up from the Highway giving wonderful view of Clover Valley to the South and clear to the Jarbidge Mountains on the Northern horizon. Partially fenced . Waiting for your RV, Tent or Cabin(s)

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.

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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

Price Reduced to $295,000.



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.



Investor's we need Rentals in Wells. This 3rd St. Property once had 16 Mini Home pads on it.

The city would need to give a Special Use permit to replace them but there is a good chance it would be approved! Pads, utilities and driveways are in place.

Price: $275,000.



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 [illegible] family room. 1836. Sq. Ft on a corn[illegible]plit rail fencing, detached [illegible] heated ceramic tile in primary bathr[illegible] tub and separated shower. Main bath with tub/shower combination. Kitchen with island and pantry. Enjoy the mountain view from front covered porch.

PENDING

Price at $290,000.

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4991 Starr Valley Road



If you like living close to nature you can't get much closer than living on this property. It borders the Forest on two sides and has a year around creek. Located approx.. 13 miles West of Wells and 35 miles East of Elko. Nice log home with shop and attached 3 car garage attached to home. Private road access off Starr Valley Road. Fenced for horses. Fruit trees include Apple, Apricot, Nectarine, plum and cherry. Sale includes the hot tub, washer and dryer, 50% interest in a snow blower with engine and 50% interest in a snow plow for front of truck, in addition to kitchen appliances and freezer. Power is with Wells Rural Electric Co. Truly an exceptional property! Be sure to look at the Virtual tour link QR code for additional photo's both inside and out of home.

SCAN ME

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25% **25% Public Servant** Public Servant (Teacher, Police, Fire, EMS)

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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- Conventional
- Jumbo
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- 2-1 Buydowns

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LAND FOR SALE
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DOWN PAYMENT ASSISTANCE PROGRAM

- *Most working families qualify — a family of 4 can earn between $154,200 and $175,200 (varies by county) and still be eligible.*
- *Eligible on homes up to $500,000 across rural Nevada.*
- *Open to all qualifying buyers — first-time or returning.*
- *Up to $20,000 toward your down payment — no interest, no monthly payments.*

LOANS ARE AVAILABLE FOR THE ESSENTIAL WORKERS WHO CALL RURAL NEVADA HOME:



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RNDC

Call 775.289.8519 or

Email ANGEL@RNDCNV.ORG

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The Down Payment Assistance Program (DPA) is designed to help Nevada's rural home buyers become homeowners! Maximum purchase price of $500,000. This program is funded by the State of Nevada Housing Division and is a five year forgivable grant. This means no interest is acrued and no monthly payments are required.



ADVERTORIAL

Opening the Door to Homeownership in Rural Nevada

For many Nevada families, the dream of homeownership can feel just out of reach. Rising home prices, increasing living expenses, and the challenge of saving for a down payment often create barriers for otherwise qualified buyers. Fortunately, a program designed specifically for rural Nevada residents is helping turn that dream into reality.

The Rural Nevada Development Corporation (RNDC) Down Payment Assistance Program was created to help eligible homebuyers overcome one of the biggest hurdles to purchasing a home: the down payment. Through this program, qualifying buyers may receive up to $20,000 in assistance, providing a significant boost toward purchasing a home in rural Nevada.

Unlike traditional loans, this assistance comes in the form of a five-year forgivable grant funded by the Nevada Housing Division. That means participants are not required to make monthly payments and no interest accrues on the assistance received. For many families, this can make the difference between continuing to rent and finally becoming homeowners.

One of the most appealing aspects of the program is its accessibility. It is available to both first-time homebuyers and returning homeowners who meet the eligibility requirements. In addition, many working families are surprised to learn they qualify. Income limits vary by county, but a family of four may earn between approximately $154,000 and $175,000 annually and still be eligible for assistance.

The program is designed to support the individuals and families who contribute to the strength and vitality of rural communities. Whether you work in healthcare, education, public safety, skilled trades, agriculture, local government, or another one of our 50+ qualifying essential professions, the program may provide the additional support needed to achieve homeownership.

Eligible properties can have a purchase price of up to $500,000, offering buyers flexibility when searching for the right home. With housing costs remaining a challenge across much of the state, programs like this play an important role in strengthening communities and expanding opportunities for Nevada residents.

Homeownership offers benefits that extend beyond owning property. It can provide stability for families, opportunities to build equity, and a stronger connection to local communities. By helping reduce the upfront costs associated with purchasing a home, RNDC's Down Payment Assistance Program is helping rural Nevadans invest in their future while building stronger communities throughout the state.

For more information about eligibility and application requirements, contact RNDC at 775-289-8519 or email Angel@RNDCNV.org.

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LOG HOME PEACEFUL OASIS

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Mountain Camp Road, Deeth – $1,900,000



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

Commercial



223 ACRES with HOT SPRINGS

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

Contact/Jackpot – $850,000



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 – $195,500

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

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

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



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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. Land offers a rare combination of industrial history and natural resource. 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. Professionally surveyed with corners marked.

Parcels are part of a generational family ranch.

Starr Valley / Deeth



10 FENCED ACRES

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

Button Point/Winnemucca – $70,000

Happy 250th Birthday, America!

Celebrating Our Land, Our Home, Our Future!



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BUYING OR SELLING A HOME?

LET'S WORK TOGETHER!

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Let us help you find your dream home. At KW, we pride ourselves on being a dedicated brokerage, ready to assist you in both buying and selling properties. We genuinely enjoy helping our clients achieve their real estate goals.



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S.0194889

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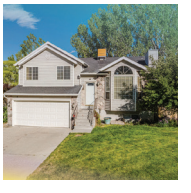
LISTINGS:

2154 SIERRA DR. ELKO
5 BED | 2.5 BATH | 2060 SQ.FT.
$429,000
BACKYARD OASIS



607 S. 5TH ST. ELKO
3 BED | 2 BATH | 2192 SQ.FT.
$380,000
MULTI FAMILY



1676 ANDERSON CREEK RD. ROUND MOUNTAIN
1 BED | 1.5 BATH | 2220 SQ.FT.
$1,200,000
FARM & RANCH







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

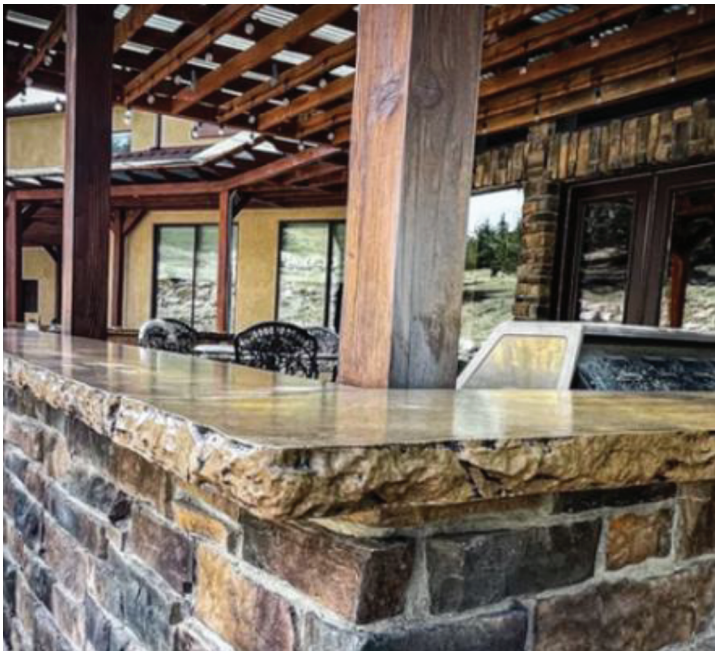
Arbor Financial May 2026 Rates Actuals

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®

BIG OR SMALL
WE TRANSFORM IT ALL





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Connie Harlan
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775-934-3281
ctatebawcom@hotmail.com
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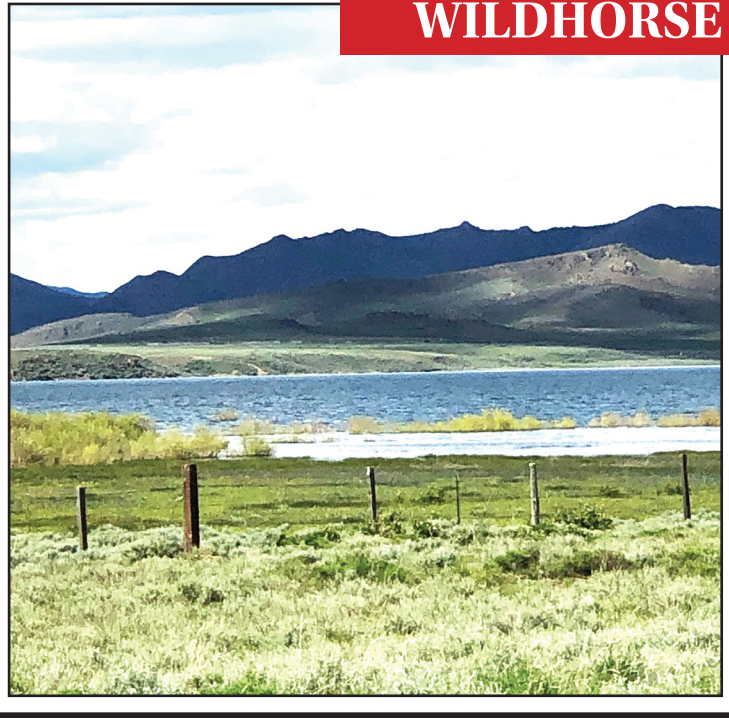
WILDHORSE RESERVOIR



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

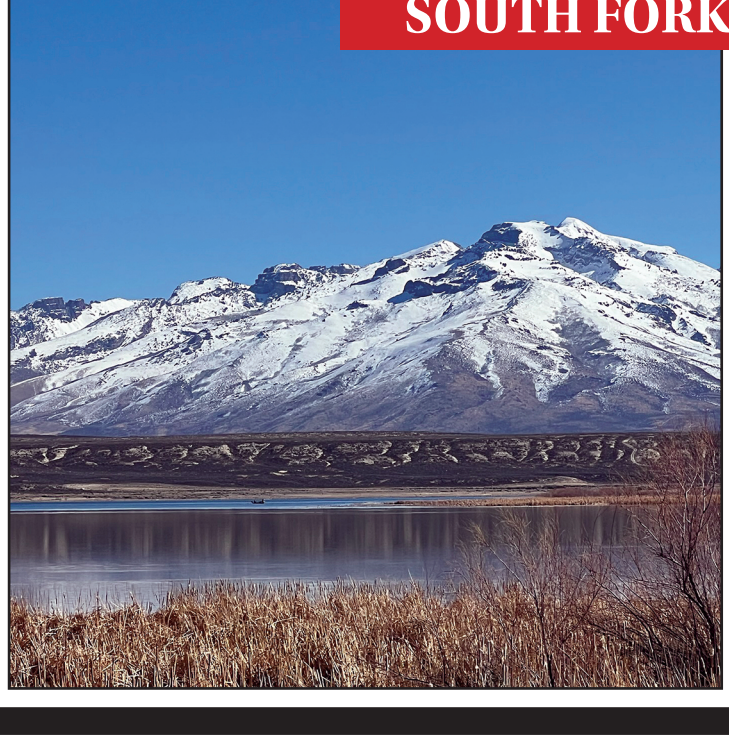
elkoweb@blm.gov

00 Perlite	1 acre	$ 24,900
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	CLOSED	$ 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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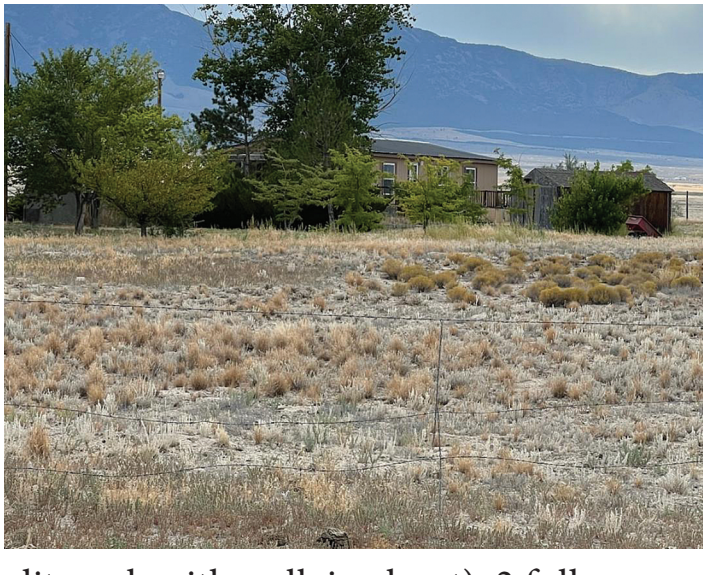
000 PILOT ROAD-MONTELLO AREA

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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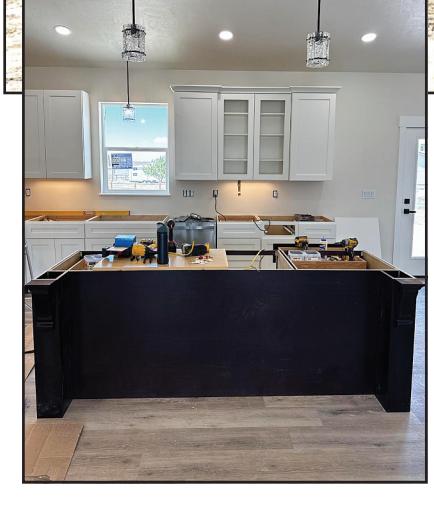
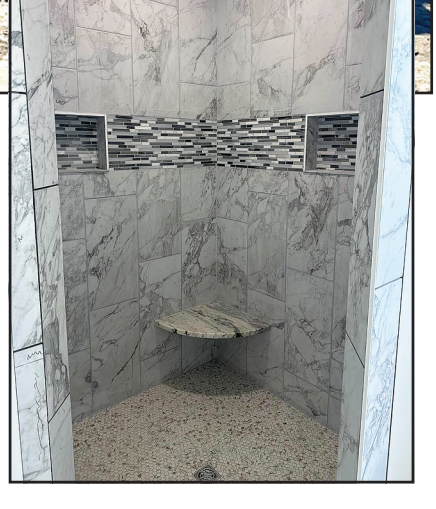
WEMORE CONSTRUCTION LLC NV# 0082732 IS APROXIMATLY 30 DAYS FROM COMPLETION AT 715 AESOP DRIVE, SPRING CREEK

A FLOORPLAN TO FLOOR YOU!









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





PENDING
BACK UP OFFERS ACCEPTED

2.922 SQUARE [illegible] 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-C[illegible] HOME!





PENDING
BACK UP OFFERS ACCEPTED

[illegible] ba[illegible]omCRHomes.com [illegible] bedrooms and 2 bathrooms [illegible] open and [illegible] is all on one level with [illegible] front trex porch and extra [illegible] 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

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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

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

688 LAMOILLE ROAD-LAMOILLE

CAPTURE THE CHARM!









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. Short walk to OC's or Pine Lodge for a snack or dinner. Price is $525,000

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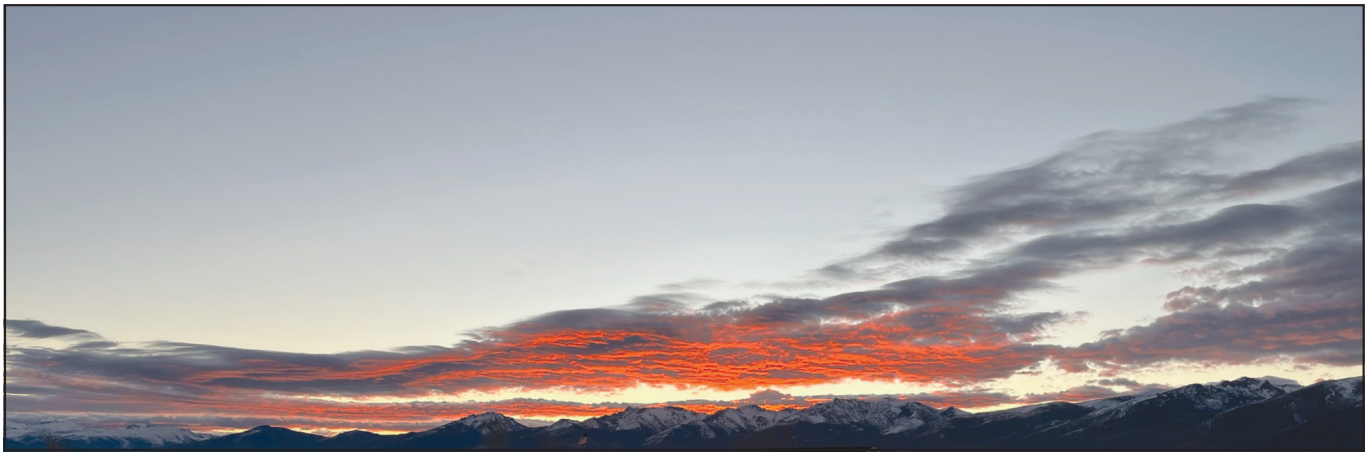
CALL BAWCOM'S TO LIST OR BUY YOUR DREAM!

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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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

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1.06 ACRE VIEW LOT | AMBER WAY

HAMILTON STAGE SUBDIVISION | $27,000



Scenic Hillside Lot with Valley Views

This 1.06 acre hillside lot in Hamilton Stage offers elevated valley views and the opportunity to design a home that fits the landscape.







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

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Happy Fourth of July



Marcella Syme

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JESSE JAMES
BEFORE, DURING AND AFTER THE SALE

"AMERICA IS A TUNE.

It must be sung together."

Gerald Stanley Lee

This July, Let's honor the spirit of unity, gratitude, and compassion that makes a community feel like home. Small acts of kindness create the strongest neighborhoods.

#KindnessMatters

#SpreadKindness

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The Great Nevada Move-Up Is It Time for Your Next Home?

For many homeowners, the question isn't whether they want a different home, it's whether now is the right time to make a move.

Maybe the kids have grown and moved out. Maybe a growing family needs more bedrooms. Perhaps you're dreaming of a larger yard, a dedicated home office, or simply a shorter commute. Whatever the reason, thousands of homeowners across Northern Nevada are discovering that their next home may be closer than they think.

The truth is, many homeowners have accumulated significant equity over the past several years. That equity can provide opportunities to upgrade, downsize, relocate, or purchase a home that better fits their current lifestyle.

What Does "Moving Up" Really Mean?

The phrase "move-up buyer" often brings to mind someone purchasing a larger home, but today's homeowners are redefining what a move-up looks like.

For some, moving up means more square footage and additional bedrooms. For others, it means moving into a home with modern finishes, a larger garage, acreage, or space for hobbies and recreation. Some homeowners are choosing to simplify by downsizing into homes that require less maintenance while still offering the amenities they want.

The goal isn't necessarily a bigger home, it's a better fit.

Understanding Your Home Equity

One of the biggest surprises for many homeowners is just how much equity they may have built.

Equity is the difference between what your home is worth and what you still owe on your mortgage. As property values have increased and mortgage balances have decreased, many homeowners have found themselves in a stronger financial position than they realized.

That equity can often be used toward the down payment on your next home, helping make a move more affordable than expected.

A conversation with a local real estate professional can help determine your home's current market value and provide a clearer picture of your options.

The Summer Advantage

July is traditionally one of the busiest months in real estate, and for good reason.

Longer days, favorable weather, and school schedules make summer an ideal time for both buyers and sellers. Families often prefer to move before the start of a new school year, while sellers benefit from increased buyer activity.

For homeowners considering a move, summer also provides an opportunity to showcase properties at their best, with green lawns, blooming landscaping, and plenty of natural light.



Building Your Team

A successful move doesn't happen alone.

Working with experienced professionals can help simplify the process and ensure you make informed decisions along the way. Real estate agents, mortgage lenders, title companies, home inspectors, and insurance professionals each play an important role in helping buyers and sellers navigate today's market.

Whether you're purchasing your first home, upgrading to accommodate a growing family, or downsizing into your next chapter, having the right team can make the process significantly less stressful.

> *"The best time to evaluate your options is before you need to move. Understanding your home's value and your buying power can help you plan with confidence."*

Is It Time?

The perfect home looks different for everyone.

For some, it's more room to grow. For others, it's less maintenance and more freedom. Whatever your goals may be, understanding your options is the first step.

If you've found yourself scrolling through listings, imagining a different layout, or wondering what your home might be worth today, it may be time to start the conversation.

Your next chapter could be closer than you think.

Signs It May Be Time for a Change

- ✓ Your family has outgrown your current home
- ✓ You're looking for more land or outdoor space
- ✓ Maintenance is becoming overwhelming
- ✓ You have significant equity in your current property

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RESIDENTIAL REAL ESTATE IN ELKO

UNDER CONTRACT



1014 Amber Way • Elko
$539,000 | MLS#3621069
3 Bed | 2 Bath | 3,122 SF

SOLD



2682 Mesquite Way • Elko
$654,105 | MLS#3625433
3 Bed | 2 Bath | 2,220 SF

NEW LISTING



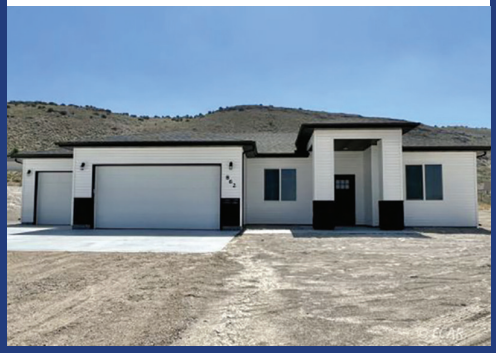
201 Palmers Ct • Elko
$727,000 | MLS#3625316
3 Bed | 2 Bath | 4,442 SF

MOVE IN READY



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

NEW LISTING



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

SOLD



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

NEW LISTING



4313 Campbell Rd • Elko
$628,500 | MLS#3625834
3 Bed | 2 Bath | 3,768 SF

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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



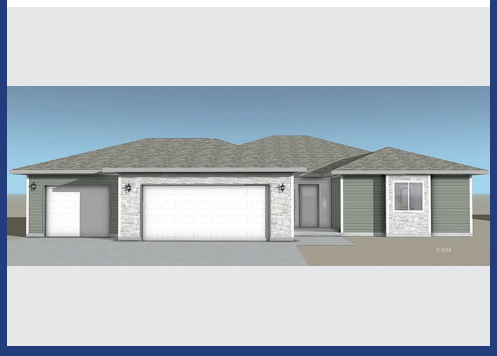
4311 Windsor Ave • Elko
$557,100 | MLS#3625842
4 Bed | 2 Bath | 1,880 SF

NEW LISTING



4451 York Blvd • Elko
$539,700 | MLS#3627610
4 Bed | 2 Bath | 1,660 SF

SOLD



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



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

NEW LISTING



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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING • UNDER CONTRACT



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

NEW LISTING • UNDER CONTRACT

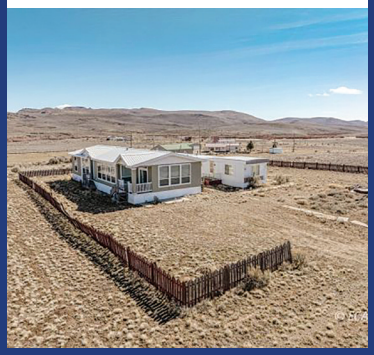


1707 Opal Dr • Elko
$449,000 | MLS#3627565
4 Bed | 2 Bath | 1,660 SF

NEW LISTING

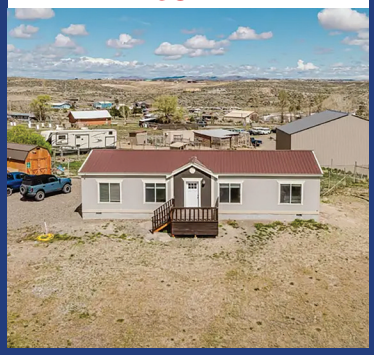


1723 Opal Dr • Elko
$459,000 | MLS#3627566
3 Bed | 2 Bath | 1,770 SF



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

SOLD



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



509 Fir St • Elko
$310,000 | MLS# 3627972
2 Bed | 1 Bath | 1,560 SF

UNDER CONTRACT



3458 Ohio Ave • Elko
$329,000 | MLS#3627840
3 Bed | 2 Bath | 1,898 SF

UNDER CONTRACT



748 Juniper St • Elko
$299,900 | MLS#3627914
2 Bed | 1.5 Bath | 1,674 SF

UNDER CONTRACT



224 Oak St • Elko
$299,900 | MLS#3627895
2 Bed | 1 Bath | 1,179 SF

UNDER CONTRACT



1927 Laxalt Way • Elko
$595,000 | MLS#3627876
5 Bed | 3.5 Bath | 3,724 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
$527,000 | 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

SOLD



747 Pioneer Way • SC
$615,000 | MLS#3627287
4 Bed | 2 Bath | 2,111 SF

NEW LISTING



Lot B13 Diamond Ridge Dr • SC
$594,300 | MLS#3627591
4 Bed | 2 Bath | 2,000 SF

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RESIDENTIAL REAL ESTATE IN SPRING CREEK

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

UNDER CONTRACT



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

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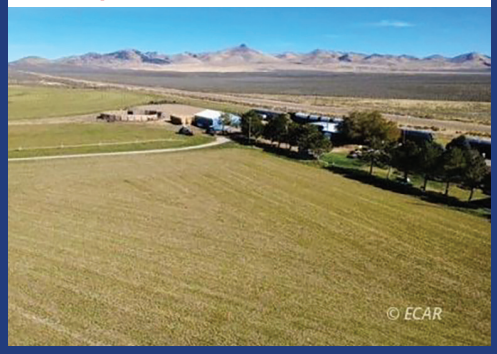
RESIDENTIAL REAL ESTATE IN OTHER AREAS

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

UNDER CONTRACT



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

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COMMERCIAL AND INDUSTRIAL PROPERTIES



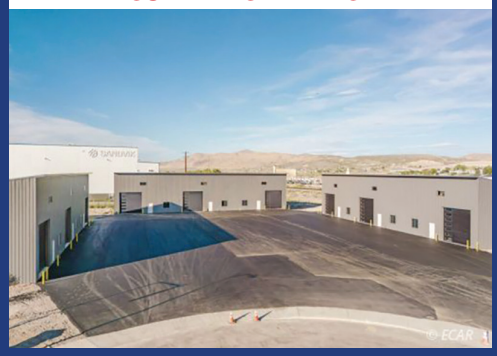
2003 Errecart Blvd • Elko
$900,000 | MLS#3622960
5,388 SF

COMMERCIAL LEASE



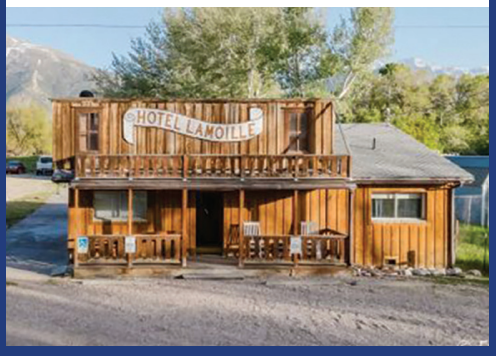
240 7th St • Elko
$1.15/SqFt/Mo| MLS#3626502
2 Bath | 3,408 SF

COMMERCIAL LEASE



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

COMMERCIAL LEASE



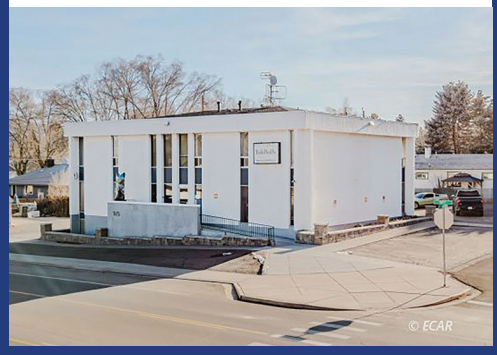
1345 Water St • Elko
$1.45/SqFt/mo | MLS#3626947
3 Bath | 19,180 SF

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 Lamoille Hwy	MLS#3622512	6.74	$225,000
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
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	$425,000
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 SOLD	MLS#3627600	1.23	$35,000
281 Country Club Parkway	MLS#3627925	0.67	$45,000
321 Spring Creek Parkway	MLS#3627935	0.56	$45,000

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 SOLD	MLS#3625493	2.26	$150,000
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 SOLD	MLS# 3627395	2.79	$11,000

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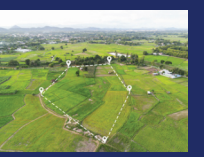
HAVE YOU HEARD?









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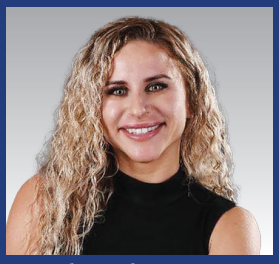

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IFA is growing! A larger, upgraded store is underway in Elko, bringing expanded inventory, improved layout, and the same trusted service. From ranch supplies to lawn, garden, and outdoor essentials, the new IFA will make shopping easier and more convenient than ever.



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



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BIO

Deep Roots, Local Expertise. Proven Results.

As a fourth-generation Nevadan raised on the state's rugged ranch lands, I bring a lifelong connection to the Elko community.

With over 15 years as a licensed agent, I specialize in residential and investment properties, properties, offering a level of local insight that can't be taught.

My philosophy is simple: I put my clients first. I combine deep roots with a high-energy commitment to your goals, ensuring every transaction is smooth, professional, and successful.

If you want an agent who knows the land as well as the market, let's get to work.

TESTIMONIALS

★★★★★

"I purchased a home with Molly as my realtor. I enjoyed working with her so much that when I wanted to purchase the property next to my house I called her to make the offer, and when I decided to move, I once again contacted Molly and my property was sold in record time."

★★★★★

"Molly was absolutely the best fit for us while we were searching for our home. She was very knowledgeable and if she didn't know something she got us answer ASAP! Molly went out of her way several times to show us house's and to help us threw the craziness of our first mortgage. She always has a smile on her face and is defiantly all about making her clients happy! Molly was totally amazing! Even when we had a few small issue's after closing, Molly was there to help us through it!"

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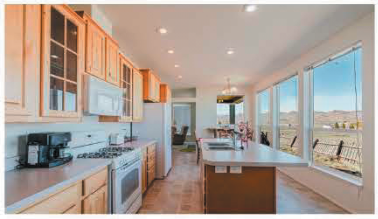
$250,000







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.

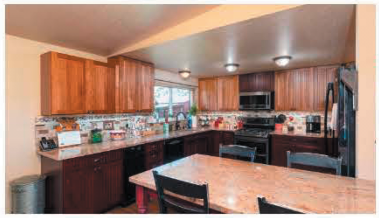
The property offers a comfortable layout, scenic surroundings, and endless possibilities for a full-time residence, vacation getaway, or weekend retreat. There is also a single wide mobile home on the property, providing extra sleeping space for overnight guests or extended family. A great opportunity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

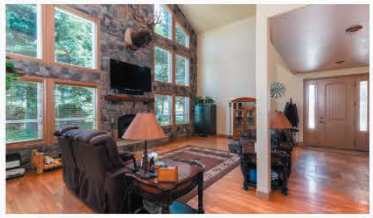


VERONICA ELDRIDGE
REALTOR®
(775) 934-4288
VERONICA@CBELKO.COM
NV LIC # S.0062587

$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.



SIERRA PETERSEN
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5655 Kale

- MLS 3627727
- 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
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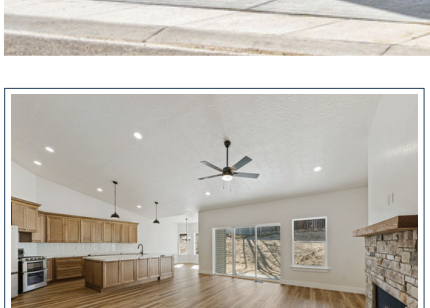
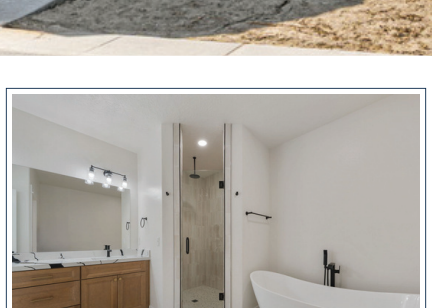
700 Idaho St, Elko

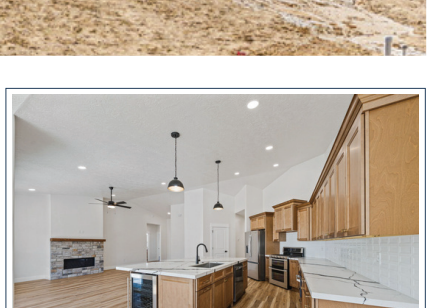
BRAEMAR

JUNE 2026









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JUNE 2026

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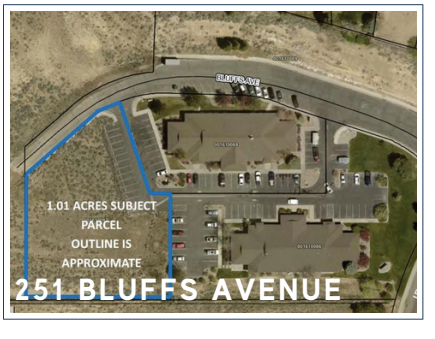
535 BALSAM DRIVE

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.



705 CARLIN COURT

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.



251 BLUFFS AVENUE

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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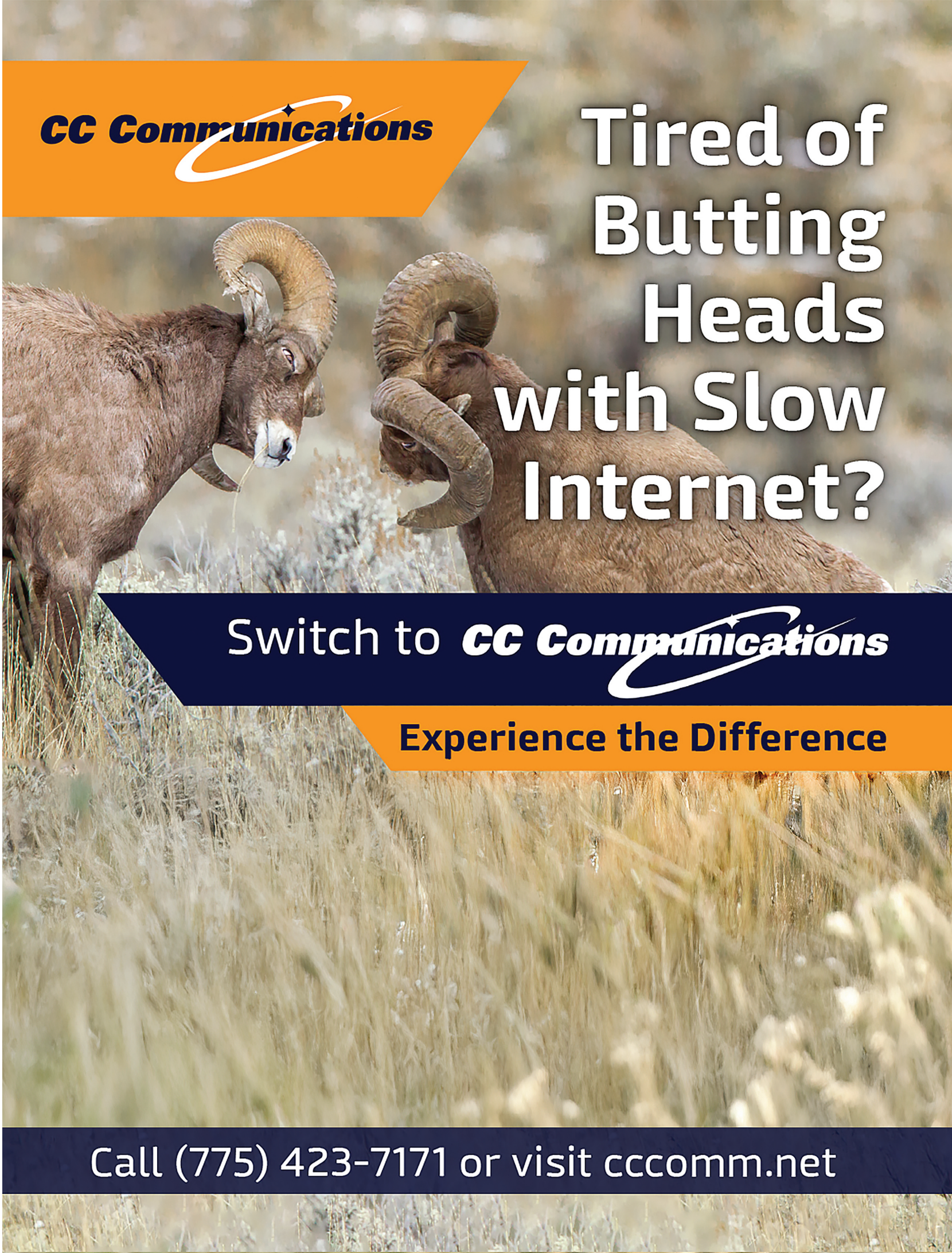
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