

NORTHERN NEVADA REALESTATE

GUIDE

DECEMBER 2025



Navigating into the New Year with



Shipp Group



Exclusive

HOW SHIPP GROUP
IS CHARTING A NEW
COURSE IN REAL
ESTATE


SHIPP GROUP

HANG YOUR HAT, LIGHT THE TREE, FIND THE PLACE YOU'RE MEANT TO BE.

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Contact Us



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Escrow Officer

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RGutowski@wfgtitle.com



Kevin Jones de Oca

AVP | Sales Executive

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KevinJonesdeoca@wfgtitle.com

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

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

905 Railroad Street., Ste. 204, Elko, NV 89801

NORTHERN NEVADA ELKO DAILY REAL ESTATE



December 2025

On the Cover:



**Meet Shipp Group
on pages 8**
www.shippgroup.com

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MERRY CHRISTMAS
HAPPY NEW YEAR

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Generosity meets strategy with tax-savvy donations

Giving to charity feels good, but understanding the tax benefits can benefit both the charity and you. Whether you donate regularly or are planning your first gift, knowing how charitable tax deductions work can help you make informed decisions while supporting causes you care about. Here are things to consider:

The basics: Itemizing vs. standard deduction. To benefit from charitable tax deductions, you need to itemize your deductions on your tax return. Everyone automatically receives a standard deduction, which in 2025 is \$31,500 for married couples filing jointly or \$15,750 for single filers. You'll only benefit from itemizing if your total deductions, including charitable gifts, exceed these amounts.

For many people, charitable donations alone won't push them over the standard deduction threshold. However, when combined with other deductible expenses like mortgage interest or state and local taxes, itemizing can make financial sense.

If you give regularly but don't usually exceed the standard deduction, consider "stacking" your donations. Instead of donating \$5,000 annually, you might donate \$15,750 in one year to exceed the itemization threshold, then take the standard deduction in subsequent years.

Ensure your donation qualifies. To claim a deduction, you must give to a qualified charitable organization recognized by the IRS. You can verify an organization's status on the IRS website or ask the charity for their determination letter. Donations to individuals, even those in need, don't qualify for tax deductions.

Additionally, you can't receive personal benefits in exchange for your

donation. If you give \$500 to a charity but receive concert tickets worth \$200, your deductible amount is only \$300.

How much can you deduct? The IRS limits charitable deductions based on your adjusted gross income (AGI). For cash donations to public charities, you can typically deduct up to 60% of your AGI. If you donate stocks or other appreciated assets you've held for more than a year, the limit is generally 30% of your AGI.

If your donation exceeds these limits in a single year, you can carry forward the unused portion for up to five years.

What to donate. Think strategically about what you donate. While cash is easiest, donating appreciated stocks can provide additional tax benefits since you avoid paying capital gains taxes on the investment's growth.

Keep good records. Documentation matters. For donations under \$250, a canceled check or receipt works fine. Cash donations of \$250 or more need written acknowledgment from the charity. For larger non-cash donations of property exceeding \$5,000 in value, the IRS requires a qualified written appraisal. Keep these records with your tax documents in case the IRS requests proof. See IRS Publication No. 526 and No. 561 for information on charitable contributions and valuing donated property.

The bottom line: Charitable giving may start with your heart, but understanding the tax implications helps you give more effectively. Work with a tax professional and a financial advisor to develop a giving strategy that aligns with both your charitable goals and financial situation. With thoughtful planning, you can maximize both your impact on causes you care about and the tax benefits you receive.

This article was written by
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Edward Jones Financial Advisor.
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Edward Jones[®]

Member SIPC



Kaitlin McMullan, CFP®
Financial Advisor

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Elko, NV 89801
775-738-8525

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Frontier Village Townhomes

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

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

Located in Winnemucca



Ash Street Village Townhomes

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

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

Located in Elko



Your Home

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

Call us today for more information



VISIT OUR WEBSITE FOR MORE NEWS . WWW.HOMESBYBRAEMAR.COM



Build YOUR DREAM



3050 Mountain City Highway

This property has Mountain City Highway frontage, high visibility traffic area. Close to retail such as Raley's Shopping Center, Marshalls, Ross, Ulta, Maverick Gas Station. Also adjacent to Adobe Middle School and Elko City residential areas. This property can be subdivided. Close to I-80 exits. Willing to sell all or a portion of total property. Call listing agent for details. In the process of a road dedication and possible subdividing. Power, water and sewer adjacent on Jennings and Mountain City Hwy.

Listed by: Lisa Turner BS.0146207 and Julie Rij S.0183528

3634 Boulder Creek

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

Listed by: Den Kleck S.0202617 and Julie Rij S.0183528



2057 Eagle Ridge Loop

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

Listed by: Julie Rij S.0183528



MEET THE SHIPP GROUP



In the competitive landscape of real estate and construction, Shipp Group has emerged as a multifaceted enterprise that bridges

the gap between development, construction, and sales. Founded over eight years ago by Dusty Shipp, the company represents a comprehensive approach to property solutions that few competitors can match.

At the heart of Shipp Group's success is its founder's deep-rooted expertise. Dusty Shipp brings more than three decades of construction experience to the table, having also established Braemar Construction. This dual foundation has enabled the company to offer an integrated suite of services that spans the entire real estate lifecycle—from initial property development and strategic investments to both residential and commercial construction and eventual sales.

What distinguishes Shipp Group from traditional real estate firms is its vertical integration. Rather than specializing in a single aspect of the property business, the company controls multiple stages of the development process. This approach provides clients with

continuity, quality control, and the efficiency that comes from working with a single organization that understands every facet of bringing a property from concept to completion.

The company's portfolio reflects its versatility, serving both residential clients seeking custom homes and commercial enterprises requiring specialized construction solutions. This dual-market focus demonstrates Shipp Group's adaptability and breadth of capability, positioning it as a one-stop resource for diverse real estate needs.

For investors and property buyers, Shipp Group offers a unique advantage: the confidence that comes from working with a team that not only sells properties but also develops and builds them. This comprehensive expertise ensures that every project benefits from construction knowledge, development acumen, and market insight—all under one roof.

As Shipp Group continues to evolve, its foundation remains solid: decades of construction excellence, a commitment to integrated solutions, and a vision that encompasses the full spectrum of real estate opportunity.



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Shippgroup.com
#S.0176893



THE GREATEST GIFTS ARE
OFTEN THE ONES YOU
WORK FOR.

While the year winds down, our dedication is still heating up. We work 365 days a year to ensure your vision of buying or selling a home doesn't just stay on a wish list, but becomes a beautiful reality.

YOUR REAL ESTATE DREAMS
ARE OUR YEAR-ROUND PRIORITY!!!

**COLETTE REYNOLDS**
GROUP



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Team Buyers' Showing Agent

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Featured



Log Home on the Jarbidge River

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



Cattle & Sheep Ranch Opportunity

970 acres of Prime Land, Abundant, Groundwater & Springs
40' x 200' Sheep Handling Facility
Eureka – \$7,500,000



648 BULLION ROAD

Spacious 5-bedroom, 3-bathroom Home Full Basement
Detached 1,300 sq ft shop, complete with a separate Workshop
Elko – \$280,000



565 ABARR DRIVE

Build your dream home on this scenic 1-acre lot. Enjoy the peace
& space of country living while staying close to town amenities.
Spring Creek – \$70,000



2623 N. CANYON ROAD

3.6 acres, Corner Lot, Fenced and Cross-fenced,
Corrals, Old "Fixer Upper" Single-wide
Lamoille – \$350,000



252 BERGARA AVENUE

113.73-acre Farm with Great Water Rights that are
current 1 Bed, 1 Bath, 860 sq. ft. Site-built Home
(Old Lynn Farm) Tonopah – \$459,000



Make the Right Move!



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3711 Sundance Dr., Elko

Commercial



MULTI-ZONED (COMMERCIAL & RMH)

39.86 acres, Water, Electricity, Storm Drain
Lamoille Highway, Elko – \$280,000



1245 ALPHA STREET

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



933 NORTH INDUSTRIAL WAY

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



223 ACRES with HOT SPRINGS

Owner will Carry: Low Down, Low Interest
Contact/Jackpot – \$1,200,000

Land

Lots

Acreage

We have land parcels Large, Medium, and Small!

Residential • Agricultural • Commercial • Undeveloped

2.72 ACRES IN RYNDON!

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

RIVER RANCH 40 ACRES!

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

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11124 AVENUE H

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1-bath gem in the heart of Ely
1,777 sq. ft.,
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LAURA KELLY
OWNER / AGENT
REALTOR® • NV LIC #S.063591

C 775.934.4710
O 775.738.4078
laura@cbelko.com



76 Foothill

- MLS 3626102 • 3 bedrooms • 2.5 baths
- 2295 sq ft • 10 acres • oversized garage
- Located in Lamoille at the base of the mountains



3346 Carlson

- MLS 3626833 • 4 bedrooms • 3 baths
- 2386 sq ft • RV parking • great backyard

1722 Emigrant Trail

- MLS 3627100 • 3 bedrooms • 2 baths
- 1938 sq ft • 10.36 acres • Large Shop



lk
LAURA KELLY
REALTOR®

NV Lic#S.0063591



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HOTEL LAMOILLE

925 LAMOILLE HWY, LAMOILLE, NV

MLS# 3626357

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

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

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

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



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EXCEL



**SIERRA
PETERSEN**

775.340.2393
sierrap@cbelko.com

BS.0146660

ROOMS

3

LOT SIZE

.30 ac

BUILDING

1,930 sq ft

PRICE

\$599,000

Live well
with Coldwell.



A PIECE OF ELKO HISTORY IS FOR SALE

351 SILVER ST. ELKO, NV | MLS# 3625729

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

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

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

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

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



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WHITAKER**

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BS. 1291/BUSB. 7132

MAIN LEVEL

3,393 ^{sq}_{ft}

SECOND LEVEL

1,633 ^{sq}_{ft}

BASEMENT

2,263 ^{sq}_{ft}

LOT

7,289 ^{sq}_{ft}

YEAR BUILT

1927

PRICE

\$850,000

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



**VERONICA G.
ELDRIDGE**

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**SIERRA
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1510 W. LOWER SOUTH FORK

SPRING CREEK, NV 89815 | MLS # 3626531

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

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

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

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

Live well with Coldwell.





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with Coldwell.



**MOLLY
WOLF**

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NV Lic #S.0078018

BEDROOMS

5

BATHROOMS

3

SQFT

4,203

PRICE

\$549,000



1301 DOTTA DRIVE

ELKO, NV 89801 | MLS # 3626678

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


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

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

Additional highlights include a basement ready for your customization, with a full bathroom and two bedrooms.

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



*Voted Business Woman
of the Year*
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30 Years Experience in the Elko Area



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- Well Maintained
- Amenable terms
- Ready to Occupy

ELKO SUMMIT ESTATES



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

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



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VERONICA G. ELDRIDGE

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141 COUNTRY CLUB PKWY.

SPRING CREEK, NV 89815 | MLS # 3627069

\$649,000 6 BEDS | 4 BATHS | 4,508 SQFT

Welcome to 141 Country Club Parkway - an exceptional horse-friendly estate nestled on 3.29 acres in the desirable Spring Creek community. This expansive ranch style home offers 6 spacious bedrooms and 4 full bathrooms in 4,508 square feet of well-maintained living space.

The chef's kitchen features newly installed granite countertops, and the open layout flows effortlessly across hardwood, tile and carpet finishes. Outside you'll find a full-sized barn with tack room and hay storage plus a massive 1,080 sq ft shop equipped with a high-capacity automotive hoist—ideal for Vehicle Enthusiasts or small business use. The property's mature landscaping and mountain views complete the picture of functional luxury in a peaceful country setting.



127 LAKEVIEW DRIVE

RUBY VALLEY, NV 89833 | MLS # #362072



\$179,000 2 BEDS | 2 BATHS | 896 SQFT

For all you outdoor enthusiasts, welcome to this cute single wide mobile home, together with a cabin and bunkhouse located in the heart of Shanty Town. Nestled in the serene and scenic Ruby Mountain range, this property offers a rare blend of rustic charm and practical living. This is a place to unplug and reconnect with nature while retaining a functional live-in setup.



RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



2686 Mesquite Way • Elko
\$608,100 | MLS#3625434
4 Bed | 2.5 Bath | 2,105 SF

NEW LISTING



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

NEW LISTING

THE MESQUITE II



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

NEW LISTING



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

NEW LISTING



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

UNDER CONTRACT



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

NEW LISTING

THE ELY



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

NEW LISTING



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



350 W Fir St • Elko
\$475,000 | MLS#3626997
5 Bed | 2.5 Bath | 2,800 SF

NEW LISTING



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

NEW LISTING

THE MESQUITE II



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

SOLD



2802 Incline Ave • Elko
\$563,426 | MLS#3624989
4 Bed | 2 Bath | 1,660 SF

RESIDENTIAL REAL ESTATE IN ELKO



NEW LISTING
2682 Mesquite Way • Elko
\$619,300 | 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



SOLD
6720 Cabinet St • Elko
\$110,000 | MLS#3624794
1 Bed | 1 Bath | 571 SF



NEW LISTING
2674 Mesquite Way • Elko
\$498,400 | MLS#3625000
4 Bed | 2 Bath | 1,880 SF



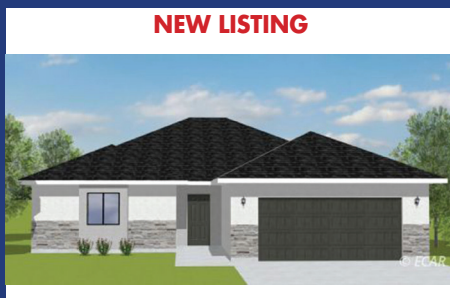
NEW LISTING
2950 LeComte Court • Elko
\$636,200 | MLS#3625801
4 Bed | 2.5 Bath | 2,105 SF



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



NEW LISTING
4319 Windsor Ave • Elko
\$526,700 | MLS#3625835
4 Bed | 2 Bath | 1,660 SF



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



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



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



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

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



4330 Campbell Rd • Elko
\$518,500 | MLS#3625838
4 Bed | 2 Bath | 1,660 SF

UNDER CONTRACT

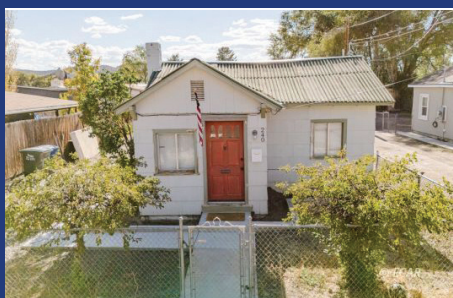


4312 Campbel Rd • Elko
\$886,480 | MLS#3625831
3 Bed | 2.5 Bath | 4,562 SF

NEW LISTING



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



240 S 1st St • Elko
\$219,000 | MLS#3626952
2 Bed | 1 Bath | 820 SF

NEW LISTING



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

NEW LISTING



4449 York Blvd • Elko
\$618,800 | MLS#3625839
3 Bed | 2 Bath | 3,622 SF

NEW LISTING



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

UNDER CONTRACT



1147 Dry Creek Trail • Elko
\$450,000 | MLS#3626441
4 Bed | 2.5 Bath | 1,978 SF

SOLD



570 S 5th • Elko
\$289,000 | MLS#3626840
4 Bed | 1 Bath | 2,160 SF



386 W Fir St • Elko
\$390,000 | MLS#3627008
4 Bed | 3 Bath | 2,484 SF

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RESIDENTIAL REAL ESTATE IN ELKO



209 W Fir St • Elko
\$370,000 | MLS#3626931
4 Bed | 2 Bath | 1,856 SF



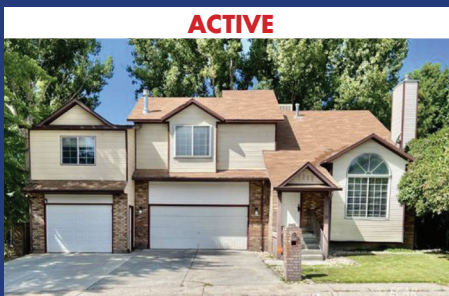
7024 Snake River Blvd • Elko
\$359,000 | MLS#3626513
2 Bed | 2 Bath | 1,524 SF



2802 Incline Ave • Elko
\$563,426 | MLS#3624989
4 Bed | 2 Bath | 1,660 SF



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



1265 Dotta Dr • Elko
\$365,000 | MLS#3626664
4 Bed | 3.5 Bath | 2,402 SF



980 Highland Dr • Elko
\$325,000 | MLS#3626786
3 Bed | 2 Bath | 1,092 SF



1301 Dotta Dr • Elko
\$549,000 | MLS#3626678
5 Bed | 3 Bath | 4,203 SF



643 Court St • Elko
\$860,000 | MLS#3626708
7 Bed | 6 Bath | 6,224 SF



3346 Carlson Ave • Elko
\$410,000 | MLS#3626833
4 Bed | 3 Bath | 2,386 SF

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RESIDENTIAL REAL ESTATE IN SPRING CREEK

NEW LISTING



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

UNDER CONTRACT

THE OVERTON 2.0



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

SOLD



742 Wolcott • SC
\$524,500 | MLS#3621701
3 Bed | 2 Bath | 3,622 SF

NEW LISTING



496 Charwood Ln • SC
\$304,900 | MLS#3626915
3 Bed | 1 Bath | 1,148 SF

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

RESIDENTIAL REAL ESTATE IN SPRING CREEK



936 Buckskin Pl • SC
\$535,000 | MLS#3627056
5 Bed | 4 Bath | 3,512 SF



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



865 Black Oak Dr • SC
\$315,000 | MLS#3627006
3 Bed | 2 Bath | 1,420 SF



1019 Meadow View Dr • SC
\$579,900 | MLS#3625676
4 Bed | 3 Bath | 2,280 SF



611 Spring Creek Pkwy • SC
\$219,000 | MLS#3626268
4 Bed | 2.5 Bath | 2,508 SF



630 Shadybrook Dr • SC
\$845,000 | MLS#3626451
3 Bed | 4 Bath | 2,137 SF



482 Shadybrook Dr • SC
\$365,000 | MLS#3627026
3 Bed | 2 Bath | 2,174 SF



882 Spring Valley Pkwy • SC
\$305,000 | MLS#3626907
4 Bed | 2 Bath | 1,960 SF



720 Spring Creek Pkwy • SC
\$505,000 | MLS#3626588
4 Bed | 2 Bath | 2,115 SF



439 Croydon Dr • SC
\$389,000 | MLS#3626972
4 Bed | 2.5 Bath | 1,680 SF



570 Croydon Dr • SC
\$388,000 | MLS#3626564
5 Bed | 3 Bath | 2,318 SF



444 Rawlings Dr • SC
\$410,000 | MLS#3626477
3 Bed | 2 Bath | 1,698 SF

RESIDENTIAL REAL ESTATE IN SPRING CREEK



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



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



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

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YOUR NEXT,
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RESIDENTIAL REAL ESTATE IN OTHER AREAS



774 Clark Ave • SF
\$399,000 | MLS#3626924
3 Bed | 2 Bath | 2,072 SF



76 Foothill Dr • Lamoille
\$950,000 | MLS#3626102
3 Bed | 2.5 Bath | 2,295 SF



408 Hamilton St • Carlin
\$95,000 | MLS#3626016
2 Bed | 1 Bath | 840 SF



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



80 Acres/Charleston Rd • Deeth
\$485,000 | MLS#3626938
2 Bed | 1 Bath | 720 SF



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



616 5th St • Wells
\$230,000 | MLS#3626780
4 Bed | 2 Bath | 3,018 SF



101 Bryson Dr • Battle Mtn.
\$225,000 | MLS#3626871
3 Bed | 2 Bath | 1,440 SF

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COMMERCIAL AND INDUSTRIAL PROPERTIES



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



1025 Carlin Trend Dr • Carlin
\$3,400,000 | MLS#3626724
3 Bath | 10,856 SF



201 Ogden Ave • Ely
\$785,000 | MLS#3626092
15,012 SF



240 7th St • Elko
\$1.2/SqFt/mo (Lease) | MLS#3626502
2 Bath | 3,408 SF



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



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



177 Walters Court • Elko
\$2/SqFt/Mo (Lease) | MLS#3626272
1 Bath | 18,000 SF



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



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



925 Lamoille Rd • Lamoille
\$599,900 | MLS#3626357
1,930 SF



1655 D Ave • Ely
\$700,000 | MLS#3625847
1.5 Bath | 2,736 SF



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

COMMERCIAL AND INDUSTRIAL PROPERTIES

COMMERCIAL



631 Humboldt Ave • Wells
\$1,400,000 | MLS#3626408
2 Bath | 9,396 SF

COMMERCIAL



240 7th St • Elko
\$1.75/SqFt/mo (Lease) | MLS#3626230
2 Bath | 8,901 SF

UNDER CONTRACT



106 W. Front St • Elko
\$999,000 | MLS#3626760
2 Bath | 7,200 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	MLS#3626998	.077	\$58,000
9999 N 5th St	MLS#3614597	314.65	\$3,146,500
TBD Lamoille Hwy	MLS#3622512	6.74	\$299,000
TBD 4th St Carlin	MLS#3621735	0.29	\$50,000
260 Country Club Pkwy	MLS#3625063	1.01	\$150,000
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
TBD Mountain City Highway	MLS#3626578	1.542	\$500,000
2215 Ruby Vista Dr	MLS#3626586	1.141	\$499,000
Washington Ave. Access	MLS#3626723	289.68	\$4,300,000

ELKO

006-9Q-038 Hamilton Creek Trail	MLS#3624374	2.955	\$29,000
006-09P-180 Amber Way	MLS#3624378	1.135	\$29,000
006-09Q-035 Hamilton Creek Trail	MLS#3624375	2.955	\$29,000
006-09Q-034 Hamilton Creek Trail	MLS#3624376	2.955	\$29,000
006-09P-179 Amber Way U/C	MLS#3624377	3.809	\$29,000
Elko Summit Drive, Parcel#1	MLS#3620547	41.47	\$265,000
1714 Opal Drive	MLS#3626922	1884	\$439,000
TBD Jacinto Dr	MLS#3625165	2.27	\$6,700
2768 Bullion Rd	MLS#3625426	33.184	\$430,000
1615 Rockland Dr	MLS#3625983	2.5	\$230,000
Sec 25 Twp 38n Rge 54e	MLS#3625742	8.01	\$56,000
Sec 25 Twp 38n Rge 54e	MLS#3625743	2.00	\$14,000
TBD Lund Ave	MLS#3626262	2.25	\$10,000
2nd Southwest	MLS#3626154	2.17	\$15,000
240 1st St	MLS#3626952	820	\$219,000
Horse Haven/Jackson Dr	MLS#3626180	2.06	\$30,000
10th St	MLS#3626198	1.13	\$7,000
TBD 5th St	MLS#3626403	640	\$1,600,000
816 Hamilton Stage Rd	MLS#3626815	44.56	\$181,500
8th St	MLS#3626751	2.06	\$5,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
539 Palace Pkwy	MLS#3625443	2.69	\$40,000
Lot C9 Sun Valley Road	MLS#3626765	41.793	\$210,000
4TBD Emigrant Court	MLS#3625408	10.12	\$80,000
411 Parkchester Dr	MLS#3625707	1.23	\$55,500
Sherman Avenue	MLS#3625804	2.25	\$19,985
Cortez Avenue	MLS#3625806	10.3	\$3,890
327 Lookout Dr	MLS#3626066	2.36	\$85,500
353 Parkchester Dr	MLS#3626116	.035	\$48,000
Turquoise Ave	MLS#3625240	1.03	\$5,900
TBD Cortez Ave	MLS#3626089	2.06	\$6,200
1st St	MLS#3626059	0.67	\$4,000
Topaz Ave	MLS#3626057	1.03	\$6,000
267 Northglen Dr	MLS#3626548	1.17	\$61,200
TBD Emigrant Court	MLS#3625408	10.12	\$80,000
472 Foxridge Dr	MLS#3626790	2.13	\$85,000
768 Alpine Dr	MLS#3626962	2.06	\$75,000

SURROUNDING AREAS

Horsehaven	MLS#3626546	2.27	\$15,000
TBD E Haskell Street	MLS#3627049	1	\$299,000
8th Street	MLS#3625330	1.13	\$6,500
South Clover Valley Loop Road	MLS#3625708	153.56	\$129,800
Twp 40n Rge Mdb&m Parcel	MLS#3622892	622	\$250,000
Sec 21 Twp 37n Rge 58e Mdb&m	MLS#3624348	40	\$15,000
8th St Ryndon	MLS#3625330	1.13	\$6,500
10739 Gadwall Ave	MLS#3626058	1.13	\$15,599
009-37r-010	MLS#3626447	640.00	\$240,000
009-37g-002	MLS#3626448	638.96	\$240,000
Eucalyptus St	MLS#3626061	2.06	\$5,000
Rainbow Estates	MLS#3626147	13.339	\$80,000
Elm St	MLS#3625493	2.26	\$250,000
400 Cold Spring Point Rd	MLS#3626471	40	\$100,000
Mountain View Dr	MLS#3624757	10	\$280,000
80 Acres Parcel # A 8th St	MLS#3626704	80.21	1,200,000
20 Acres US Hwy 93 S	MLS#3626949	20	\$15,000

IMPROVED LAND

Mountain View Dr	MLS#3624757	10	\$280,000
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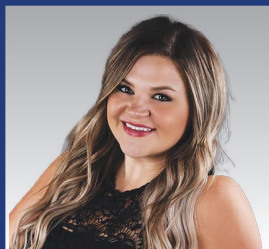
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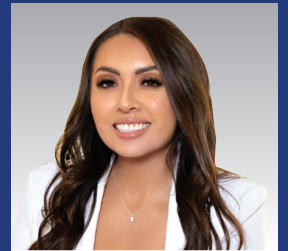
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Happy Holidays



Best wishes to all of my families spending their first holiday season in their new homes!



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TAX MOVES BEFORE DECEMBER 31

A Quick Guide for Elko-Area Homeowners



PROPERTY TAX CHECKUP

Elko County property taxes are paid in installments, and the winter payment often falls close to year-end. **If you itemize, paying the next installment before December 31 could count toward this year's deductions.**

Homeowners who escrow through their lender should confirm payments are posted correctly—especially if they refinanced in 2025.

ENERGY UPGRADES THAT QUALIFY FOR CREDITS

Northeastern Nevada's cold winters make efficiency upgrades especially valuable. Several 2025 federal credits apply to:

- High-efficiency heat pumps & furnaces
- Updated insulation (important in older Elko/Spring Creek homes)
- Energy-efficient windows & doors
- Electrical panel upgrades
- Solar systems & battery storage

Save receipts now—even small improvements may qualify.

LOCAL CHARITABLE DONATIONS

Year-end giving can also lead to valuable deductions when itemizing. Qualifying contributions include donations to:

- Elko Food Bank, FISH & local shelters

- Community thrift stores (household goods in good condition)
- Local clubs, school programs & veterans' groups
- Lamoille Women's Club, Rotary, Kiwanis & more

All donations must be made by December 31, so gather receipts before tax time.

TRACK IMPROVEMENTS—NOT JUST REPAIRS

Repairs maintain your home. Improvements add long-term value. Upgrades such as:

- Window replacements
- New HVAC systems
- Basement finishes
- Siding or roof improvements

...can increase your home's cost basis and reduce capital gains taxes when you sell.

December is the ideal time to gather and organize receipts.

BOTTOM LINE

A few simple steps this month can help Elko-area homeowners:

- Avoid missed deductions
- Maximize energy tax credits
- Support local nonprofits
- Document improvements for future sales
- Start 2026 financially organized

A little planning now can pay off in a big way come April.



812

Oak Creek Circle

bed
2

bath
1

sqft
974

price
\$325K



Better Than New - Modern Wetmore Construction Home with Stunning Ruby Mountain Views! Welcome to this beautifully crafted 2-bedroom, 1-bathroom Wetmore Construction home, designed with a modern, spacious layout and quality finishes throughout. Sitting on 1 acre with breathtaking, unobstructed views of the Ruby Mountain Range, this home perfectly balances contemporary comfort with serene country living. Step inside to discover a bright, open floor plan, featuring a large kitchen with upgraded appliances, ample storage, and stylish design details. Enjoy your mornings or evenings taking in the scenery from the stamped concrete front patio or the Trex deck in the back-perfect for sipping coffee or a cocktail while soaking up the mountain views. This home is truly better than brand new, with professional landscaping by Artistic Curb and Landscape already complete and a new storage shed included. Every detail has been thoughtfully finished, so all you need to do is move in and enjoy!



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- Housing Options
- Camping
- Shopping and Amenities
- Community Events
- Restaurants
- Local resources
- Entertainment



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FEATURED LISTINGS

115 Bluecrest Pl. Spring Creek
5 bed | 3 baths | 3,588 sq.ft.



229 Viewcrest Dr. Spring Creek
3 bed | 2.5 baths | 2,152 sq.ft.



437 Lyndhurst Dr. Spring Creek
3 bed | 2 baths | 1,400 sq.ft.



1676 Anderson Creek Rd. Rnd Mtn.
1 bed | 1.5 baths | 2,220 sq.ft.



S.0183043

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S.0194889

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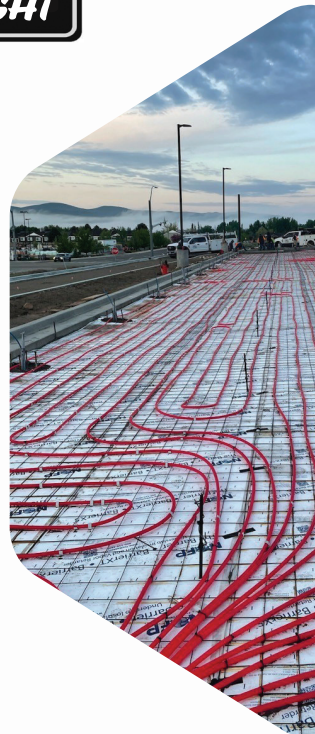
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LUCKY NUGGET 2
2.07 ACRES



009 GRANT AVENUE

\$24,500
LUCKY NUGGET 2
4.34 ACRES



365 COUNTRY CLUB LANE

\$55,000
CLOSE TO GOLF COURSE
3.12 ACRES



151 SUN MOUNTAIN LANE

PENDING

\$65,000
SANT VALLEY



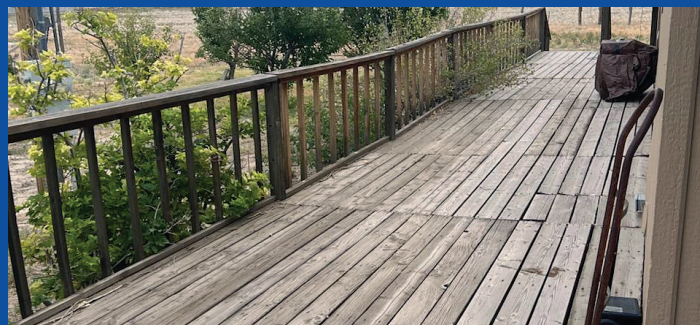
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NVLic#S.0036810



Nancy Streets
Assistant



Tate Bawcom
Assistant

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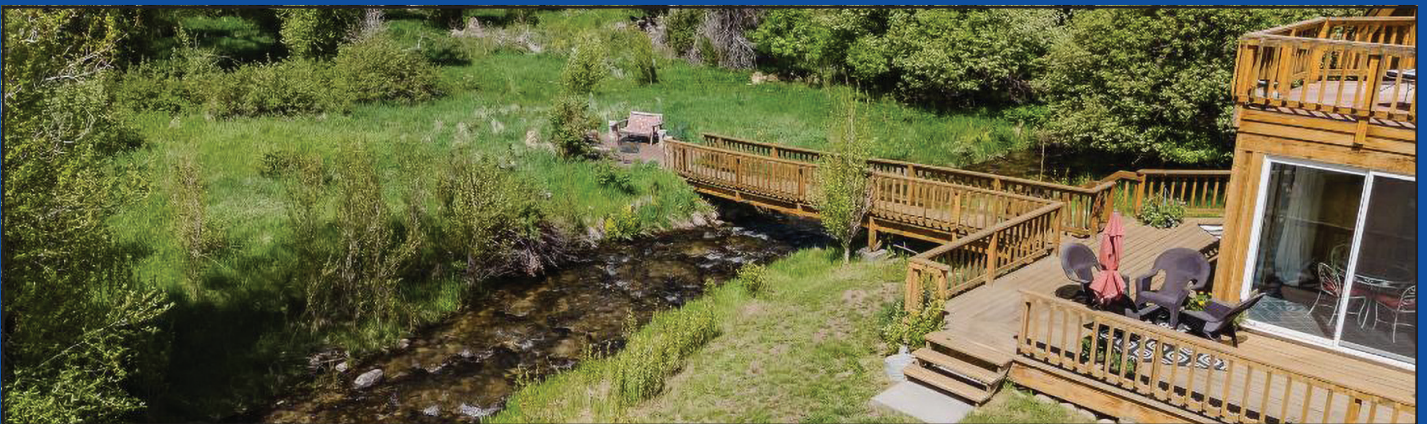
REAL ESTATE

32 Spring Creek Pkwy, Spring Creek, NV
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1225 COUNTRY LANE - LAMOILLE

3 BEDROOMS • 2 BATHS • 12.987 ACRES • DEEDED IRRIGATION RIGHTS

CLOSE TO SNOWMOBILING, SKING, HUNTING, HIKING



Enjoy your view all year round from your spacious windows and your sun room with full view of your meadows and the Rubies. Enjoy the open floor plan that is open thru the kitchen, dining and living room. Need storage? Home has a attached double car garage plus detached 3 car garage/shop. Paved driveway, 12.987 acres with deeded water rights. Multiple decks and a bridge. \$1,295,000

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM



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

2016 PICKERING AVENUE

LUCKY NUGGET 2 SOUTH FORK



This property is a corner lot on 2 acres. It has a great view of the valley and the mountains (not the lake). Per seller the lot is fully improved but being sold "AS IS". Purchased in 2006 . Property was never used by sellers. Mobile was removed before they purchased. Buyers to perform any inspections of property and improvements before a close of escrow. Seller is not guaranting the improvements are in working order. \$139,900

216 DYSART CIRCLE, LAMOILLE

10 FLAT ACRES



This home has 3 bedrooms, 2 bathrooms with 2,922 square feet including the finished basement. Pellet stove, mature trees, asphalt driveway and trex deck. \$650,000

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CLOSE TO IT ALL AND LARGE PARCELS!

2 ADJOINING LOTS



EACH LOT IS 5.3 ACRES, BUY ONE FOR \$175,000 OR BOTH FOR \$300,000. Check the locations out. 4 Licht Parkway (corner lot on Licht and Diamondback) adjoining lot is 422 Diamondback Drive. You couldn't find flatter lots to build on. Lots of room for a shop or whatever you want. Close to it all but still has awesome views of the Rubies.

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Letters to Santa

NOVEMBER 2ND • THRU DECEMBER 13TH

DROP IN THE RED MAIL BOX IN RIGHT IN FRONT OF THE OFFICE. SANTA'S ELVES PICK UP EVERY NIGHT.



We will be setting up the **Christmas decorations** inside and out as soon as we take down Halloween. Please drive thru day or night. I am including a few pictures of the inside. If you wish to show your kids the set up inside please feel free to stop when you see a car. As you can see from the pictures we have **Who-ville**. **Mr. Grinch** speaks, **Frosty** sings and even **Max** joins in.

This year we are setting up a screen with a **talking Santa** and a **moving reindeer** plus I couldn't pass up the **talking Mr. Frost** and found a great screen for him. These 2 holidays are my favorites and hope over the years the families have enjoyed them. We will post pictures in Elko People Reporting News as we put the items up. Thank you for the ones who joined us October 18th for Halloween.

I hope you had as much fun as we do!



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CALL BAWCOM TO CLOSE ON YOUR HOME!

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



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

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

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

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REAL ESTATE

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Spring Creek, NV
Ofc: (775) 753-6379



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cjch2@frontiernet.net



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

216 DYSART CIRCLE, LAMOILLE, NV 89828



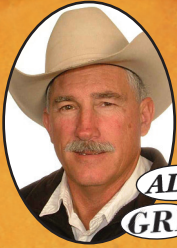
3 BED • 3 BATH • 2,922 SQFT • 10 ACRE LOT

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. \$650,000

Bottari & Associates REALTY



P: 775-752-3040 | PO BOX 368 • WELLS



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GRI

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9034 Ruby Valley Road in Ruby Valley



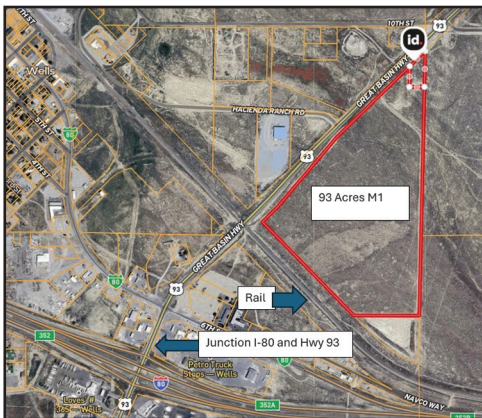
This 17 acre property has a custom home of 2348 sq. ft with 3 bedroom and 2 bath and 4 quonset type storage buildings.

Lot's of trees and a view to die for of the Ruby Mountains.

Less than a mile to the paved road and on a good maintained County Road. School just 2 miles South and Church 1 mile North.

Call Paul Bottari on this one.

Price Reduced to \$550,000



93 Acres M1-2

Industrial in Wells

On Hwy 93 and adjacent to Rail access
To City water and sewer power on site:

Priced to sell at \$500,000

WWW.BOTTARIREALTY.COM

Humboldt River Acreage with 300 acres of surface water rights



Would make a good hay base for a range outfit or nice small ranch With fishing holes, chuckar and deer and ducks during the season! 650 deeded and legal access onto Rydnon Exit. Should also be a Great investment property. Also has great Gravel potential. Ideal 1031 Exchange property which should increase in value more than most in future years. **Water may be the gold of the future and with the new Conjunctive water management of the state these water rights should have more value in the future. REDUCED TO \$950,000**

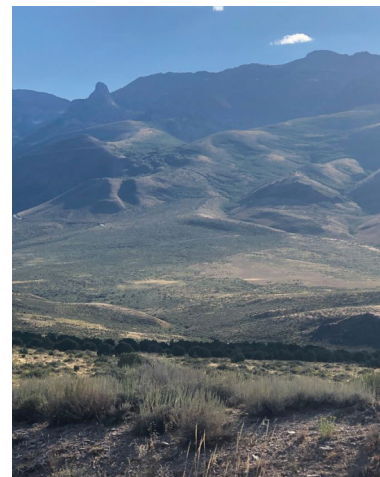


Wells Development parcels:

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

SOLD

Three 40 acre parcels available just below Angel Lake



Own a Recreational Retreat Property that should be in the family for generations just below Angel Lake. Parcel 2 is pending; two 40 acre parcels still available. All have access onto the paved highway.

Price: \$140,000 each.

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.**



726 Bronco Drive

Custom home 3 bed, 2&1/2 bath with office, butler's pantry granite counter's floor to ceiling soft close cabinets in kitchen with all LG appliances. Home on .61 Acres with equestrian easement in back. Lovely view of Ruby Mountains. Home is Stucco and 2 car attached garage with framed multipurpose room. Take a look at this beauty!

Priced at \$567,000.



530 South Shoshone Avenue

3 bedroom 2 bath all electric home with a family room.

Located on corner Lot across the street from the Golf Course. 1836. Sq. Ft Home, Landscaped, split rail fencing and detached 1 car oversized garage.

Priced to sell at \$299,000.



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



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

Exceptional Horse Property in Elko at 2110 Pratt Drive



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

Reduced to \$1,400,000 with no contingencies!



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- Jumbo
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- ARM (Adjustable Rate)
- 2-1 Buydowns

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Is Winter a Good Time to Sell? Yes—Here's Why.

WHY WINTER IS A SMART MONTH FOR REAL ESTATE

Winter may not seem like the obvious season to put a home on the market, but in Northeastern Nevada—and especially the Elko/Spring Creek area—December through February brings a set of advantages many sellers overlook. While spring and summer traditionally get all the attention, winter has become a powerful window for serious, motivated buyers and smoother, more strategic selling. If you're thinking about listing your home, here's why the colder months might actually be the smartest time to do it.

LOW INVENTORY = LESS COMPETITION

Winter naturally slows down listing activity. Many homeowners

choose to wait for warmer weather or for the school year to end before making a move. That means fewer homes competing for buyer attention. In a market like ours, where inventory is often tight even in peak seasons, winter gives sellers a unique spotlight. Buyers who are active now are not scrolling through pages of options—your home stands out. With less competition, properly priced homes tend to attract faster offers and stronger negotiating power. For sellers, this can translate into better visibility, more qualified showings, and in some cases, a quicker path to closing.

WINTER BUYERS ARE SERIOUS BUYERS

There's no such thing as a casual home

shopper in January. People who are touring homes in cold weather are doing so because they need to—whether for job changes, contract dates, life transitions, or upcoming deadlines.

Unlike spring browsers who are “just starting to look,” winter buyers are typically more decisive. They move faster. They’re more prepared. And they come to showings with pre-approvals, relocation letters, or timelines already set. If you want fewer tire-kickers and more committed buyers, winter delivers.

YEAR-END FINANCIAL MOVES CREATE URGENCY

Financial decisions don’t wait for spring. Many buyers use the end of the calendar year to make strategic purchases, lock in rates, or utilize remaining tax advantages.

For some, it’s about investing before December 31. For others, it’s about starting the new year in a new home or landing a property before job contracts renew. Interest rate changes—when they happen—also drive winter urgency as buyers try to secure favorable terms before anticipated adjustments.

All of this results in an environment where buyers are highly motivated and timelines are accelerated.

ONLINE SEARCH DOESN’T SLOW DOWN

Even when temperatures drop, buyer activity on real estate portals stays steady. People spend more time indoors during winter, and online home browsing becomes a favorite pastime.

That means well-presented listings—with professional photography, accurate descriptions, and standout features—continue to attract attention regardless of the season. With fewer new homes hitting the market, yours could rise to the top more easily.

BOTTOM LINE: WINTER CAN WORK IN YOUR FAVOR

Selling in winter isn’t just a backup plan—it can be a strategic choice. With serious buyers, low competition, job-related relocations, and financial-year deadlines, the quieter months can offer strong opportunities for sellers willing to move now.

If you’re considering a winter listing, the most important step is preparation. A knowledgeable real estate professional can recommend pricing, timing, and presentation strategies tailored to your neighborhood and the season. This winter, your home might be exactly what a motivated buyer is searching for. And with the right approach, you can use the season to your advantage.

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Stewart Title of Northeastern Nevada offers a full range of title and escrow services for properties throughout and across Elko, Eureka, Lander and White Pine Counties. With 253 years of combined service by all employees in Northeastern Nevada, we know the ins and outs of title insurance, how to get deals done and make closings a celebratory experience for everyone.

**Let us show you why we're the right partner
for you in the heart of Northeastern Nevada.**



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