NORTHERN NEVADA REAL ESTATE GUIDE

AUGUST 2025

Tradition Runs Deep

IN THE *dirt,* THE *dust,* AND THE *heart*

page 56

End of Summer Home Selling Strategies

ALLIE BEAR REAL ESTATE

PRESIDIO REAL ESTATE WEST

PRICED AT $2,500,000

LUCKY STARR RANCH

FOR SALE

ONE OF THE MOST **STUNNING RANCH** PROPERTIES IN NEVADA


LIVING ROOM


KITCHEN


BATHROOM

PROPERTY **FEATURES**

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

BOOK A TOUR

775-777-4217

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

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

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

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





Jessica Larsen
NV B. #146108
775-777-4217

Chad Steele
NV SP. #199635
775-962-1356

JESSE JAMES
BEFORE, DURING AND AFTER THE SALE

"The smallest act of kindness is worth more than the greatest intention."

Kahlil Gibran

#minutemaker

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NORTHERN NEVADA REAL ESTATE GUIDE

August 2025

On the Cover:

ALLIE BEAR REAL ESTATE

Meet Allie Bear/Allie Bear Real Estate
on pages 8-10
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Stress-test your retirement portfolio in volatile markets

If you're planning to retire within the next few years — or you've recently retired — market volatility may feel especially unsettling. After years of saving and planning, you're now entering a stage where your portfolio may shift from growth to providing income. The five-year window before and after your retirement date is especially critical — when market downturns can have an outsized impact on your long-term financial security.

While you can't control the markets, there are meaningful steps you can take to "stress-test" your retirement income, so it is not consumed entirely by market drops before you stop working.

Explore your short- and medium-term income needs

One of the most important steps to take is to understand how much of your portfolio you'll need to rely on for income. It depends on your other income sources such as Social Security, IRAs, 401ks, pensions and wages if you work in retirement. You'll want to avoid taking too much from your portfolio in response to a decline because that could increase the likelihood that your money may not last through retirement. A financial advisor can help you determine your threshold for monthly withdrawals, based on your income needs, long-term outlook, inflation and risk tolerance.

Review your emergency fund

Are you able to set aside at least three to six months' worth of essential expenses in cash or very low-risk investments? That could allow you to avoid digging too deeply into your portfolio or selling stocks or other volatile assets at a loss if the market drops. The income bridge from an emergency fund gives your longer-term investments time to

recover and can reduce stress during down markets. You may even find you want more than six months in this fund to help weather emergencies, depending on your risk and your comfort level.

Review your mix As you approach or begin retirement, does your portfolio reflect your need for stability and income? You may need to reduce exposure to riskier assets such as stocks and increase holdings in more stable ones, like bonds or cash equivalents. Your ideal allocation depends on your risk tolerance, spending needs and other income sources. The goal is to shield your savings from major losses just as you begin drawing from them.

Consider market swings If the value of your portfolio dropped 20% tomorrow and stayed there for a period of time, would you need to change your lifestyle or spending immediately? Would you need to go back to work? If your answer is yes, revisit your asset allocation or spending plan. A more conservative approach may offer less upside but can provide greater confidence during the early years of retirement.

Assess your spending Even small budget adjustments can make a big difference, especially early in retirement. Do you need to consider postponing a major purchase or trimming discretionary spending? If you're still working, directing extra income into savings can help build a cushion. If you're already retired, keeping withdrawals as low as possible during market downturns can help support long-term sustainability.

Stay grounded — and get support Market swings are inevitable, but emotional reactions and risky investing can lead to costly mistakes. Don't abandon your investment strategy. Instead, focus on what you can control: your asset mix, spending and flexibility. A financial advisor can help you stress-test your retirement plan, evaluate your options and stay focused on your long-term goals — even when the markets are anything but steady.

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

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Financial Advisor
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Elko, NV 89801
775-738-8525

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Ranches/Farms



947277 RAILROAD VALLEY ROAD

Historic Ranch

3,614 acres, Winter & Summer Grazing
13,289 AUM's, BLM Grazing Allotments
Approx. 800 Head of Cattle, Equipment.
Tonopah – $12,000,000



FISH CREEK & SEGURA RANCH

Cattle & Sheep Ranch Opportunity

1,075 acres of Prime Land
Abundant Groundwater and Springs
40' x 200' Sheep Handling Facility
Eureka – $8,000,000



WILDHORSE RANCH

Private Grazing Land

4,500 acres, Water Rights,
Native Grasses
Log Style home
Borders BLM &
Humboldt National Forest
Mountain City – $8,000,000

Residential



648 BULLION ROAD

5 Bed, 3 Bath, 3,181 sq. ft., Basement, Shop
Elko – $300,000



252 BERGARA AVENUE

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



2345 IRON DRIVE

3 Bed, 2 Bath, 1,668 sq. ft., Large Office
Ely – $365,000



12-24 CHERRY CREEK RD

2 Bed, 1 Bath, Plus 3 parcels
Ely – $60,000



938 STILWELL AVENUE

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



2623 N. CANYON ROAD

3.68 acres with 3-Bed Fixer Upper
Lamoille – $350,000



1124 AVENUE H

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



3162 MIDLAND DRIVE–ELKO

4 Bed, 3 Bath, 2,173 sq. ft.,

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Residential



JARBIDGE
993 EAST SIDE AVENUE

Log Home on the Jarbidge River

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



Commercial



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



1245 ALPHA STREET
3,824 sq. ft., Building plus Fenced Parking
Ely – $1,350,000



MULTI-ZONED (COMMERCIAL & RMH)
39.86 acres, Water, Electricity, Storm Drain
Lamoille Highway, Elko – $380,000



223 ACRES with HOT SPRINGS
Owner will Carry: Low Down, Low Interest
Contact/Jackpot – $1,400,000

Land • Lots • Acreage

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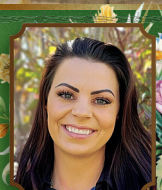

Where Traditions Thrive and Futures Begin

As families gather for the fair, FFA & 4-H sales, horse showmanship, team branding, and get their $ out to bet on the horses, we're reminded of the deep roots that tie us to the land – and to each other. At Allie Bear Real Estate, we're honored to support the traditions that shape our rural communities.

Whether it's showcasing hard work in the show ring or passing down the love of the land from one generation to the next, we believe in preserving what matters most.

We're more than ranch and farm brokers – we're stewards of heritage, champions of rural life, and proud supporters of the next generation.

We're honored to serve the families, ranchers, and stewards who live and breathe the Western way – helping them buy, sell, and preserve the land they love.



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- 25% Senior Citizens Rate (Age 55 and over)
- **25% Public Servant or Military Rate** (Active, Veteran or Employed Public Servant of the Military (Teacher, Police, Fire, EMS)
- 30% Investor Rate (Must transfer 5 or more properties per 12 month period)

Title Rate Discounts

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

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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO



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



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



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



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



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



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



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



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



2666 Mesquite Way • Elko
$614,089 | MLS#3625003
4 Bed | 2.5 Bath | 2,105 SF



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



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



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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO



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



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



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



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



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



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



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



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



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



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



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



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

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RESIDENTIAL REAL ESTATE IN ELKO



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



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



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



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



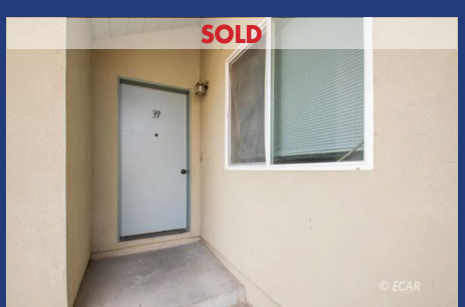
4316 Campbel Rd • Elko
$544,000 | MLS#3625833
4 Bed | 2 Bath | 1,880 SF



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



107 Meadow Ridge Ct • Elko
$565,000 | MLS#3625938
4 Bed | 3.5 Bath | 4,341 SF



1625 Clarkson #39 • Elko
$190,000 | MLS#3626005
2 Bed | 1 Bath | 1,089 SF



2060 Hamilton Creek Trail • Elko
$250,000 | MLS#3625986
4 Bed | 2 Bath | 2,248 SF



364 Maple St • Elko
$394,000 | MLS#3626297
3 Bed | 3 Bath | 3,036 SF



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



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

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317 Forest Lane • Elko
$415,000 | MLS#3626293
3 Bed | 3 Bath | 2,361 SF



1862 Deerfield Way • Elko
$480,000 | MLS#3625950
4 Bed | 2 Bath | 1,933 SF



1147 Dry Creek Trail • Elko
$460,000 | MLS#3626441
4 Bed | 2 Bath | 1,978 SF



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



2102 Libery Dr • Elko
$375,000 | MLS#3626450
3 Bed | 2 Bath | 1,089 SF



2037 Ruby View Dr • Elko
$497,000 | MLS#3626405
3 Bed | 2 Bath | 1,993 SF

Whether you're
SEARCHING for
YOUR FIRST HOME, or
MOVING to **YOUR NEXT,**
we makes the process a
MEMORABLE ONE.

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RESIDENTIAL REAL ESTATE IN ELKO



3702 Snowy River • Elko
$399,000 | MLS#3626442
3 Bed | 2 Bath | 1,419 SF



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



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



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



7024 Snake River Boulevard • Elko
$369,000 | MLS#3626513
2 Bed | 2 Bath | 1,524 SF



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

Find out your HOME'S VALUE and CONNECT with one of our HIGHLY SKILLED AGENTS to HELP GUIDE you through the SELLING PROCESS.

COLDWELL BANKER EXCEL

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



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

SOLD



199 Diamond Ridge Dr • SC
$617,710 | MLS#3622226
3 Bed | 2 Bath | 3,768 SF

ACTIVE



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

SOLD



431 Country Club Plaza • SC
$582,500 | MLS#3625263
4 Bed | 2 Bath | 2,330 SF

NEW LISTING



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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK



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



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



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



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



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



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



854 Hamilton Stage Rd • SC
$1,330,000 | MLS#3624953
2 Bed | 2 Bath | 2,888 SF



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



658 Willington Dr • SC
$335,000 | MLS#3626146
3 Bed | 2 Bath | 1,415 SF



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



440 Foxridge Dr • SC
$345,000 | MLS#3626132
3 Bed | 3 Bath | 1,325 SF

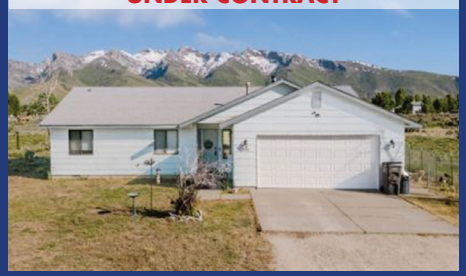


139 Glenvista Dr • SC
$630,000 | MLS#3626254
5 Bed | 3 Bath | 3,138 SF

COLDWELL BANKER EXCEL

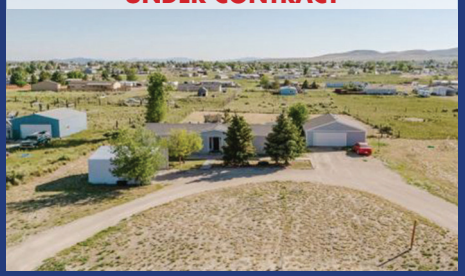
RESIDENTIAL REAL ESTATE IN SPRING CREEK

UNDER CONTRACT



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

UNDER CONTRACT



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



630 Shadybrook Dr • SC
$897,000 | MLS#3626451
3 Bed | 4 Bath | 2,137 SF



1120 Imlay Ave • SC
$205,000 | MLS#3626353
2 Bed | 2 Bath | 924 SF

UNDER CONTRACT



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

UNDER CONTRACT



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

NEW LISTING



720 Spring Creek Pkwy • SC
$550,000 | MLS#3626588
4 Bed | 2 Bath | 2,115 SF



123 Agate Dr • SC
$425,000 | MLS#3626515
3 Bed | 2 Bath | 2,965 SF



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

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COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN OTHER AREAS



1900 Allen Rd • BM
$1,295,000 | MLS#3622366
4 Bed | 2.5 Bath | 2,992 SF



401 Main St • Deeth
$277,600 | MLS#3623692
3 Bed | 1 Bath | 1,710 SF



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



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



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



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



904 Peacock Circle • Lamoille
$830,000 | MLS#3626120
4 Bed | 2 Bath | 2,760 SF



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



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

BUYING OR SELLING?
CALL US
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COMMERCIAL AND INDUSTRIAL PROPERTIES



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



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



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



2594 Idaho St • Elko
$79,000 | MLS#3625496
1 Bath | 1,675 SF



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



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



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

VISIT US ONLINE FOR MORE INFORMATION AND LISTINGS

WWW.CBELKO.COM

COMMERCIAL LAND

ADDRESS		MLS	ACRES	PRICE
9999 N 5th St		MLS#3614597	314.65	$3,146,500
TBD Lamoille Hwy		MLS#3622512	6.74	$299,000
TBD 4th St Carlin		MLS#3621735	0.29	$75,000
260 Country Club Pkwy		MLS#3625063	1.01	$150,000
TBD 4th St		MLS#3621735	0.29	$75,000
1275 Ruby Vista Dr, ELKO	U/C	MLS#3623115	9.7	$950,000

RESIDENTIAL & INDUSTRIAL LAND LISTINGS

ELKO

ADDRESS	MLS	ACRE	PRICE
3250 Ruby Vista	MLS#3622594	5.74	$665,000
006-9Q-038 Hamilton Creek Trail	MLS#3624374	2.955	$29,000
006-O9P-180 Amber Way	MLS#3624378	1.135	$29,000
006-09Q-035 Hamilton Creek Trail	MLS#3624375	2.955	$29,000
006-09P-181 Amber Way	MLS#3624379	1.136	$29,000
006-09Q-034 Hamilton Creek Trail	MLS#3624376	2.955	$29,000
006-09P-179 Amber Way	MLS#3624377	3.809	$29,000
Elko Summit Drive, Parcel#1	MLS#3620547	41.47	$265,000
006-09P-186 Amber Way	MLS#3624381	1.325	$29,000
TBD Monkshood St.	MLS#3624911	1.03	$7000
TBD SR 225 Highway	MLS#3625417	4.00	$32,000
TBD Jacinto Dr	MLS#3625165	2.27	$7,000
0 Drum St U/C	MLS#3625807	2.27	$4,985
2768 Bullion Rd	MLS#3625426	33.184	$430,000
1615 Rockland Dr	MLS#3625983	2.5	$230,000
Sec 25 Twp 38n Rge 54e	MLS#3625742	8.01	$56,000
Sec 25 Twp 38n Rge 54e	MLS#3625743	2.00	$14,000
TBD Lund Ave	MLS#3626262	2.25	$10,000
2nd Southwest	MLS#3626154	2.17	$15,000
2768 Bullion Rd	MLS#3625426	33.184	$430,000
Horse Haven/Jackson Dr	MLS#3626180	2.06	$30,000
10th St	MLS#3626198	1.13	$7,000
1363 Snobowl Rd	MLS#3626426	24.221	$215,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
Pershing Ave Lucky Nugget	MLS#3624153	2.27	$26,000
Lee Ave Sec17 TWP 32N RGE SSC	MLS#3624128	2.07	$35,000
277 Country Club	MLS#3625419	0.60	$52,500
411 Parkchester Dr	MLS#3625707	1.23	$62,000
TBD Emigrant Court	MLS#3625408	10.12	$80,000
Sherman Avenue	MLS#3625804	2.25	$19,985
Cortez Avenue	MLS#3625806	1.03	$3,890
327 Lookout Dr	MLS#3626066	2.36	$95,000
787 Clover Dr	MLS#3626110	4.60	$123,000
353 Parkchester Dr	MLS#3626116	0.35	$48,000
Turquoise Ave	MLS#3625240	1.03	$5,900
TBD Cortez Ave	MLS#3626089	2.06	$6,200
1st St	MLS#3626059	0.67	$4,000
Topaz Ave	MLS#3626057	1.03	$6,000
2704 Osprey St	MLS#3626203	2.02	$125,000
267 Northglen Dr	MLS#3626548	1.17	$68,000

SURROUNDING AREAS

80 Acre Parcel Clover Valley REDUCED	MLS#3623795	80.00	$66,000
260 Country Club Pkwy	MLS#3625063	1.01	$150,000
Quinn River Bird	MLS#3625217	1.14	$13,900
8th Street	MLS#3625330	1.13	$6,500
Elm Street	MLS#3625493	2.26	$250,000
South Clover Valley Loop Road	MLS#3625708	153.56	$129,800
Twp 40n Rge Mdb&m Parcel	MLS#3622892	622	$240,000
Sec 21 Twp 37n Rge 58e Mdb&m	MLS#3624348	40	$15,000
8th St Ryndon	MLS#3625330	1.13	$6,500
10739 Gadwall Ave	MLS#3626058	1.13	$30,000
009-37r-010	MLS#3626447	640.00	$240,000
009-37g-002	MLS#3626448	638.96	$240,000
TBD 4th St	MLS#3621735	0.29	$75,000
Eucalyptus St	MLS#3626061	2.06	$5,000
Rainbow Estates	MLS#3626147	13.39	$80,000

BUSINESS OPPORTUNITY

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

IMPROVED LAND

Mountain View Dr	MLS#3624757	10	$329,000

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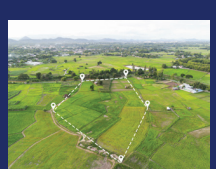





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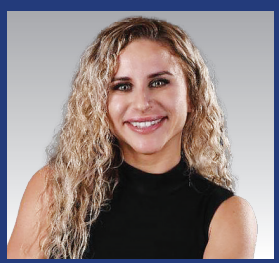

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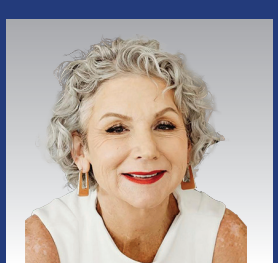

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A PIECE OF ELKO HISTORY IS FOR SALE

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.

MAIN LEVEL
3,393 sq ft

SECOND LEVEL
1,633 sq ft

BASEMENT
2,263 sq ft

LOT
7,289 sq ft

YEAR BUILT
1927

PRICE
$850,000

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



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1250-1500sq ft/lots

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- Off street parking
- Well Maintained
- Amenable terms
- Ready to Occupy



ELKO SUMMIT ESTATES

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

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



ELKO'S PRIME RESIDENTIAL NEIGHBORHOOD, CRESTVIEW ESTATES.







SOLD

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

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

HUGE PRICE REDUCTION

123 Agate Drive





- MLS 3626515 • 3 bedrooms • 2 baths
- 2965 square feet • 1.33 acres





570 Croydon Drive





- MLS 3626564 • 5 bedrooms • 3 baths
- 2318 square feet • 1.17 acres







LAURA KELLY
REALTOR®
NV Lic#S.0063591
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Broker Salesperson | REALTOR®

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2512 Anchorage St. Elko

Permanent Manf home located on 2.28 acres in the Last Chance Rd area! This home is move-in ready offering new paint, flooring & a detached 2-car garage! $345,000



448 Merino Dr. Spring Creek

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



282 Northglen Dr. Spring Creek

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



545 Elm St. Elko

Located in the heart of Elko, this home offers income opportunity with a 3 bed/2 bath main home plus a 2 bed/1 bath basement apartment. $399,900



924 Country Club Dr. Elko



224 Hamilton Creek Ct. Elko

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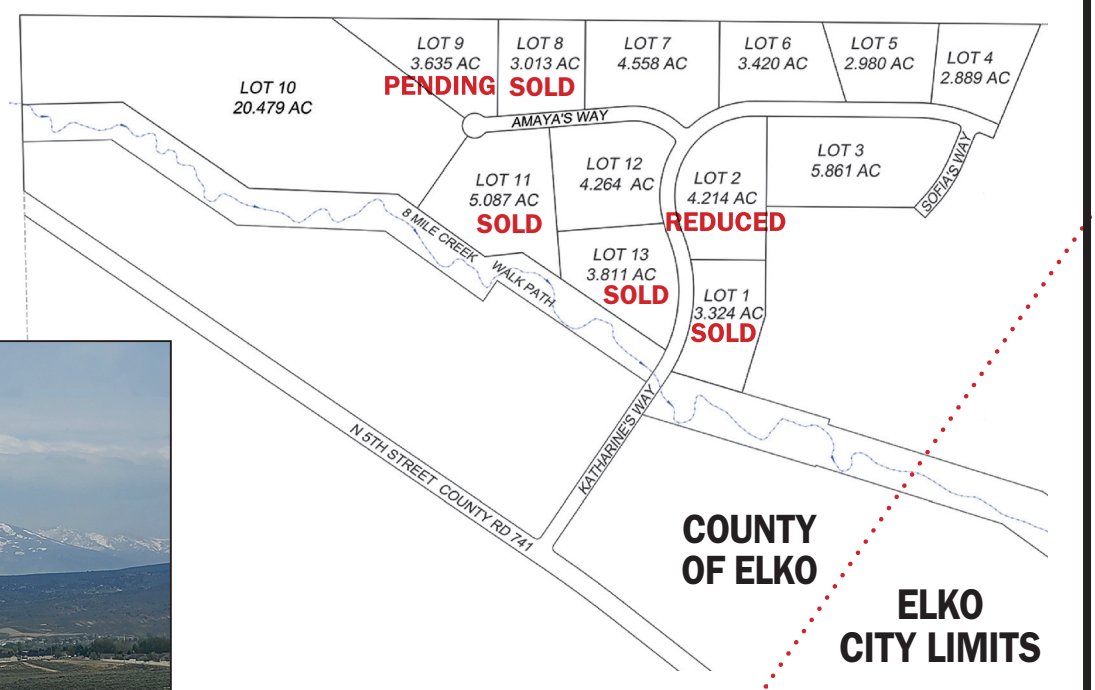
SCHMIDT'S CREEK SUBDIVISION

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

Price Reduced on Lot 2





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- Prices From $160,000 to $245,000
- Owner will carry with 15% Down

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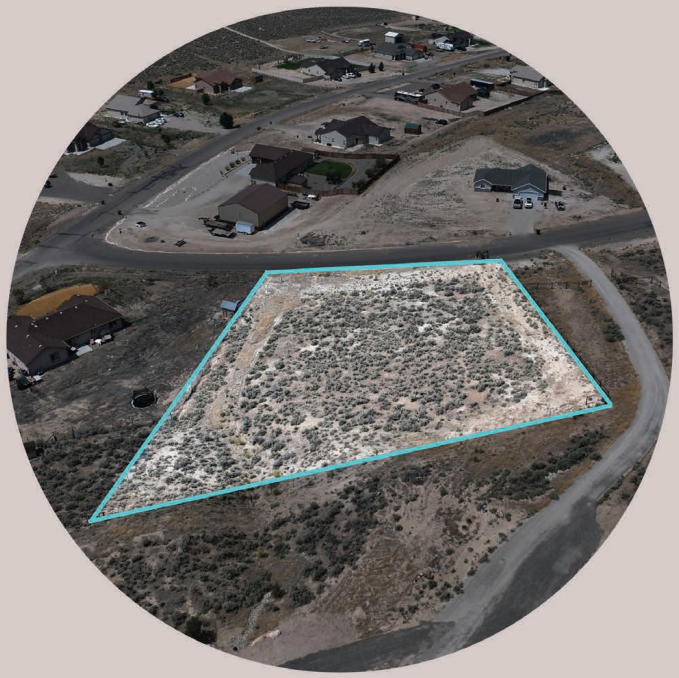
HAMILTON STAGE

1.06 ACRES | **VACANT LAND**

AMBER WAY | ELKO, NV

$27,000





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- **VIEWS OF THE VALLEY**
- **MINUTES FROM DOWNTOWN ELKO**

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FEATURED LISTINGS

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



380 Valley Bend Dr. Spring Creek
5 bed | 2.5 baths | 2,658 sq.ft.



787 Wolcott Dr. Spring Creek
3 bed | 2 baths | 1,340 sq.ft.



Sec 19 TWP 34N RGE 56E
438.663 Acres



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9
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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



Build YOUR DREAM





229 Rolling Hills Drive

This home offers space and convenience and is located in the heart of Elko. You are welcomed with brand new flooring and a fully remodeled kitchen in 2024. With all new appliances and cabinets, this kitchen boasts the thickest slab Great Basin Granite has ever done. Upstairs features the main bedroom and two bedrooms and two full bathrooms. As you make your way downstairs you have two more bedrooms, a full bathroom, a family room with wet bar and a large storage room. Complete with a new roof in 2020, new water heater in 2024. This one is a true gem!

Listed by: Lydia Herzog S.0192119

3634 Boulder Creek

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

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





2057 Eagle Ridge Loop

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

Listed by: Julie Rij S.0183328

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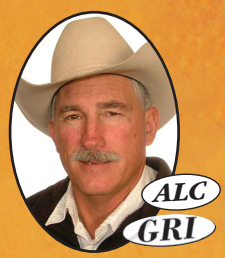

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All Accredited Land Consultant (ALC)



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Realtor®
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775-752-0962
lori@bottarirealty.com

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: $575,000.

- 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. PRICED TO SELL AT $1,200,000.

South Fork Hill 336 Acres above South Fork





South Fork Hill 336 Acres above South Fork on Lee Road with views back to the Reservoir. Legal 60’ access easement has been roughed in. Views of the Rubies are to die for. Price: $520,000.

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Rainbow Estates Clover Valley



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

Angel Lake Property

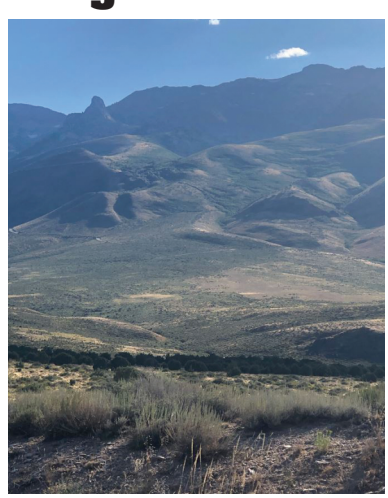


2 Acre Parcels now available on the Angel Lake Road in Wells! Good gravel road. City Water and you can put in septic. Views over Wells and the Wood Hills to the East and Chimney Rock and the East Humboldt's to the Southwest. Room for some livestock and Shops. Manufactured homes on foundation allowed.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

Three 40 acre parcels available just below Angel Lake







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

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275 2nd Street, Wells

3 Bed, 2 & ½ Ba… …m prior builders home. Nestled in hidden interior lot, m… …nds … …energy efficient home. Steel siding, metal roof … …ar garage, lots of parking, improved shed with covered private patio area.

SOLD

Priced at $299,000

24 hour notice and prequalified buyers please.



807 Hogan Street, Wells

5 bedroom 3 bat… …f 3172 sq. ft including basement. 2 car attached garag… …, fe… …ckyard on large corner lot. View of Mountains … …nprovements granite countertops, new sliders … …paint and more. All electric home excluding propane … …ireplace in living. Family room in lower level lots of storage

SOLD

Priced Reduced at $394,500

Take a look at this home!



528 C… …tle Street

2 bedroom … …st of the Park. 2 car oversized … … …Back deck off primary bedroom and … …arage to home. All electric and bonus propane fireplace in great room for winter nights

PENDING

Priced at $260,000

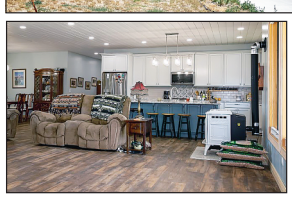


530 South Shoshone Avenue

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

Priced to sell at $335,000.

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

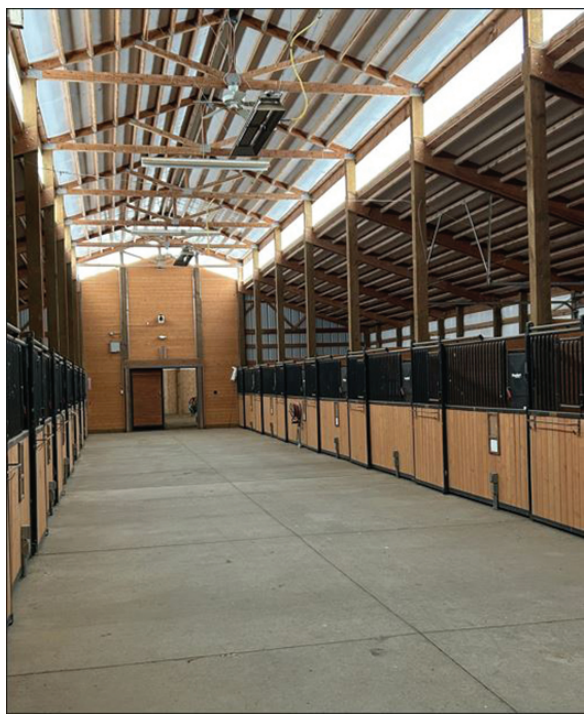




Nearly New Custom Home across from Golf Course. View to south of East Humboldt Mountain Range. Many upgrades including Quartz Countertops, wide plank flooring, Kraftmaid soft close cabinets butlers pantry on demand hot water heater plus additional hot water heater for kitchen. All GR profile appliances 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 $660,000.**

— WWW.BOTTARIREALTY.COM —

Exceptional Horse Property in Elko at 2110 Pratt Drive









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

Offered at $1,750,000

Market Update

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

July 2025 Residential MLS Statistics			
Northern NV	**Avg Home $**	**Avg DOM**	**# Sold YTD**
Battle Mountain	$ 285,554 ⬇	176 ⬇	27
Elko	$ 399,312 ⬆	34 ⬆	86
Reno / Sparks	$727,676 ⬆	82 ⬇	2,245
Spring Creek	$ 437523 ⬆	55 ⬆	87
Tahoe / Inc Village	$ 2,168,019 ⬇	160 ⬆	84
Winnemucca	$ 368,242 ⬇	103 ⬆	106

Arbor Financial July 2025 Rates Actuals			
30-Year Fixed:	6.12% ⬇	30-Year FHA:	5.75% ⬇
3-2-1 Buy Down:	3.375% ⬇	30-Year VA:	5.87% ⬇

6 Ways You're Sabotaging Your Mortgage Preapproval

Homebuyers make a lot of mistakes that hurt their chances of getting a mortgage preapproval from their lender. You don't want to join their ranks and sabotage your home purchase.

To find out what those missteps are, we talked to two lending experts: Casey Fleming, a mortgage advisor with C2 Financial Corp. in San Jose, California, and Heather McRae, a senior loan officer with Chicago Financial Services in Chicago.

Here are the six common mistakes they see borrowers make — and tips to avoid them:

1. Closing credit accounts



Once you've paid off a credit card or revolving debt account, you might be tempted to close the account so you don't run it up again. But doing so actually hurts your credit, Fleming cautions. In order to get a mortgage preapproval, you'll need at least two current lines of traditional credit with at least a two-year payment history; the longer you've had them the better, Fleming says. Check with a mortgage broker to find out how much your score would be affected by closing paid-off credit accounts before you make any decisions.

2. Paying down only high-interest credit cards

Although this is the right approach most of the time, it actually helps more to pay down balances that make up a higher percentage of your available credit, a situation known as a higher credit utilization ratio. When the credit utilization ratio reaches more than 50%, it can damage your chances of getting a mortgage preapproval, McRae says. For example, if you have a credit card with a $10,000 limit and the balance

exceeds $5,000, your credit score is hit pretty hard, she says. Although it's generally best to have a credit utilization ratio below 30%, if you have high utilization across several credit cards, paying those accounts down at least below 50% can dramatically help your chances of earning your lender's stamp of approval.

3. Taking out major loans

This one seems like a no-brainer, but both McRae and Fleming say they see many borrowers make this mistake. Don't be one of them. Avoid taking out large car or student loans until after your home purchase closes. Otherwise, your debt-to-income ratio will be higher — and your chances of getting a mortgage will be lower — because you're adding new debt to your plate while your income stays the same, Fleming says.

4. Paying off old debts you don't need to repay

If you have debts that have been in collections for several years, you may not have to pay them off. It's possible, depending on your state's statute of limitations, that the debt is no longer collectible and won't affect your credit score, Fleming says. Generally, states impose a limit of three to six years for collection agencies to collect debts, but the law varies from state to state, so you might want to check with an attorney to see if you have old debts you must repay.



5. Changing from salary to commission

Mortgage lenders typically require a two-year history of commissions or self-employment income for a mortgage preapproval. If your income is 25% or more based on commission earnings, that means you must have documented proof over two years for loan preapproval, McRae says.

6. Waiting to cash in investments

Generally, you need to have at least three months' worth of cash reserves available in order to show the lender you can continue making monthly mortgage payments if you lose your income unexpectedly. Securities such as stocks, mutual funds and other investments are counted as part of your asset reserves for mortgage underwriting purposes. Typically, though, cash assets need to be in hand for two or three months, depending on the lender, to be counted. The value of securities fluctuates, and it costs money to sell and convert those investments into cash, which is why mortgage underwriters consider them to be worth only 65% to 75% of their actual value when evaluating your creditworthiness, Fleming says.



"Because we're not counting securities at full value, a borrower can appear short on cash reserves even though they have plenty of money," Fleming says. "As a result, we can't get preapproval for the mortgage loan." If you need to beef up your cash reserves, sell your securities before you seek preapproval so the lender will consider their full value — less any costs you incurred selling them — Fleming says.

If buying a home is on the horizon, it's worth sitting down with a mortgage professional now to learn how you can more easily get preapproved for a mortgage when you are ready to buy.

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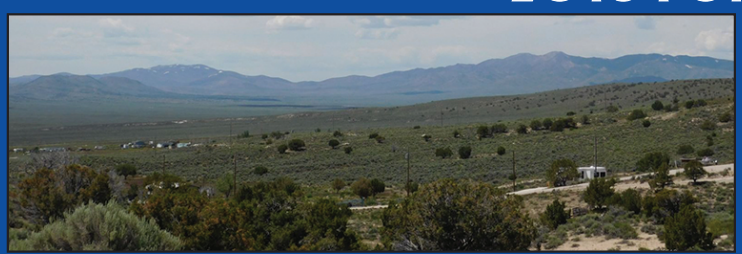


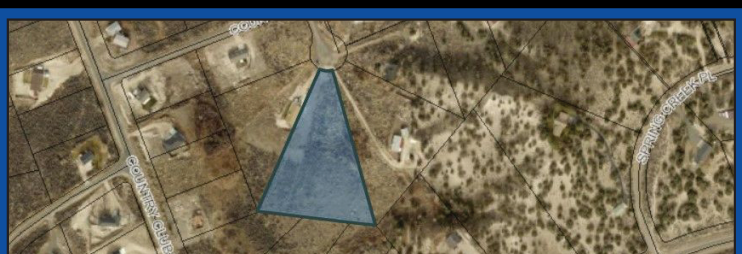
000 BEAUREGARD

$18,000
LUCKY NUGGET 2
2.07 ACRES



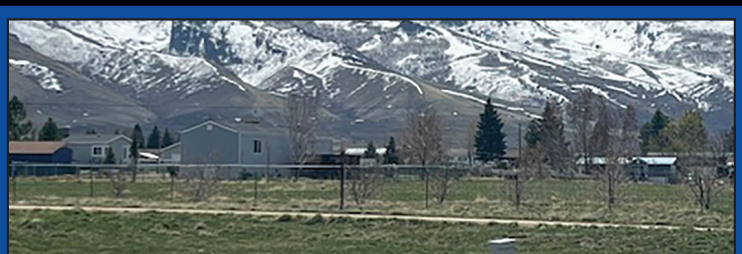
009 GRANT AVENUE

$24,500
LUCKY NUGGET 2
4.34 ACRES



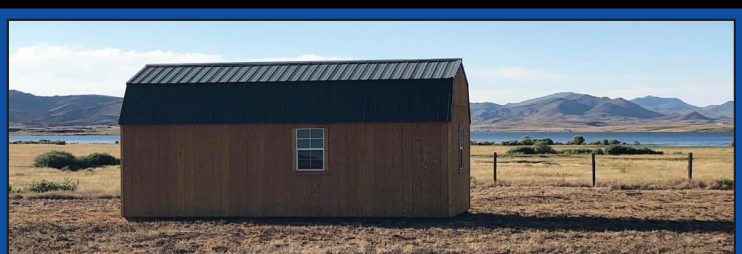
365 COUNTRY CLUB LANE

$55,000
CLOSE TO GOLF COURSE
3.12 ACRES



151 SUN MOUNTAIN LANE

$65,000
PLEASANT VALLEY



000 JASPER AVENUE

$150,000
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856 ONE EYE DRIVE - SPRING CREEK

SPACIOUS YES, YES!





This spacious home is 2,052 square feet with 5 bedrooms, 3 bathrooms sitting on 3.55 acres. Large 780 foot detached garage, 80 trees including apple, pear, plum and beach. Wonderful patio for bar-b-q's and your morning coffee. New listing VIEW AT BacomCRHomes.com for additional pictures. $379,000

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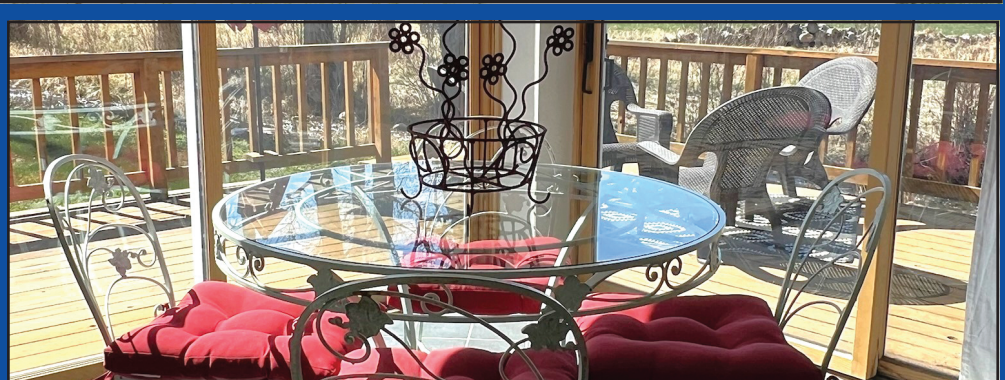
1225 COUNTRY LANE - LAMOILLE

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

BONUS ROOM ON UPPER LEVEL IS SPACIOUS ENOUGH FOR ADDITIONAL BEDROOMS OR PRIVATE RETREAT.







THIS CUSTOM HOME IS FULL OF LIGHT AND AWESOME VISTAS TO ENJOY! The spacious main area has that open main living we all love plus a beautiful sun room to sit and enjoy the outdoors, summer OR winter OR step onto your 897 foot deck that is abutting and overlooking the creek. A Cook's delight, double ovens, loads of cabinets, pantry and counter top space, roomy breakfast bar. $1,395,000

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1225 COUNTRY LANE--LAMOILLE

WATCH & LISTEN TO YOUR CREEK RUN BY!







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

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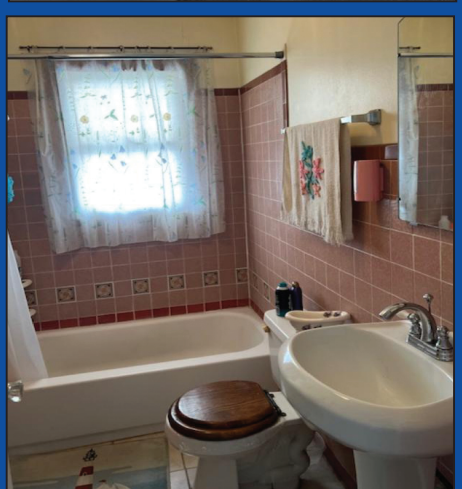
462 WILSON AVENUE--ELKO

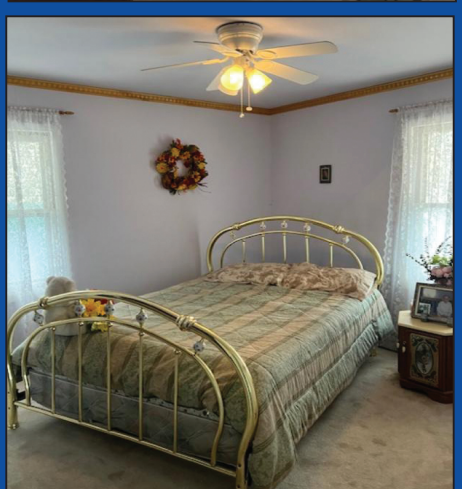
OWN YOUR OWN ADDRESS! WHY RENT WHEN YOU CAN OWN!

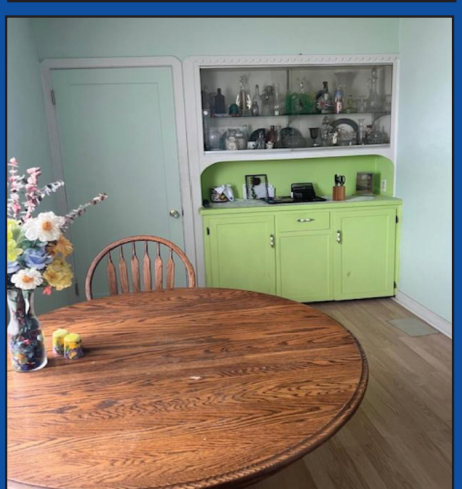










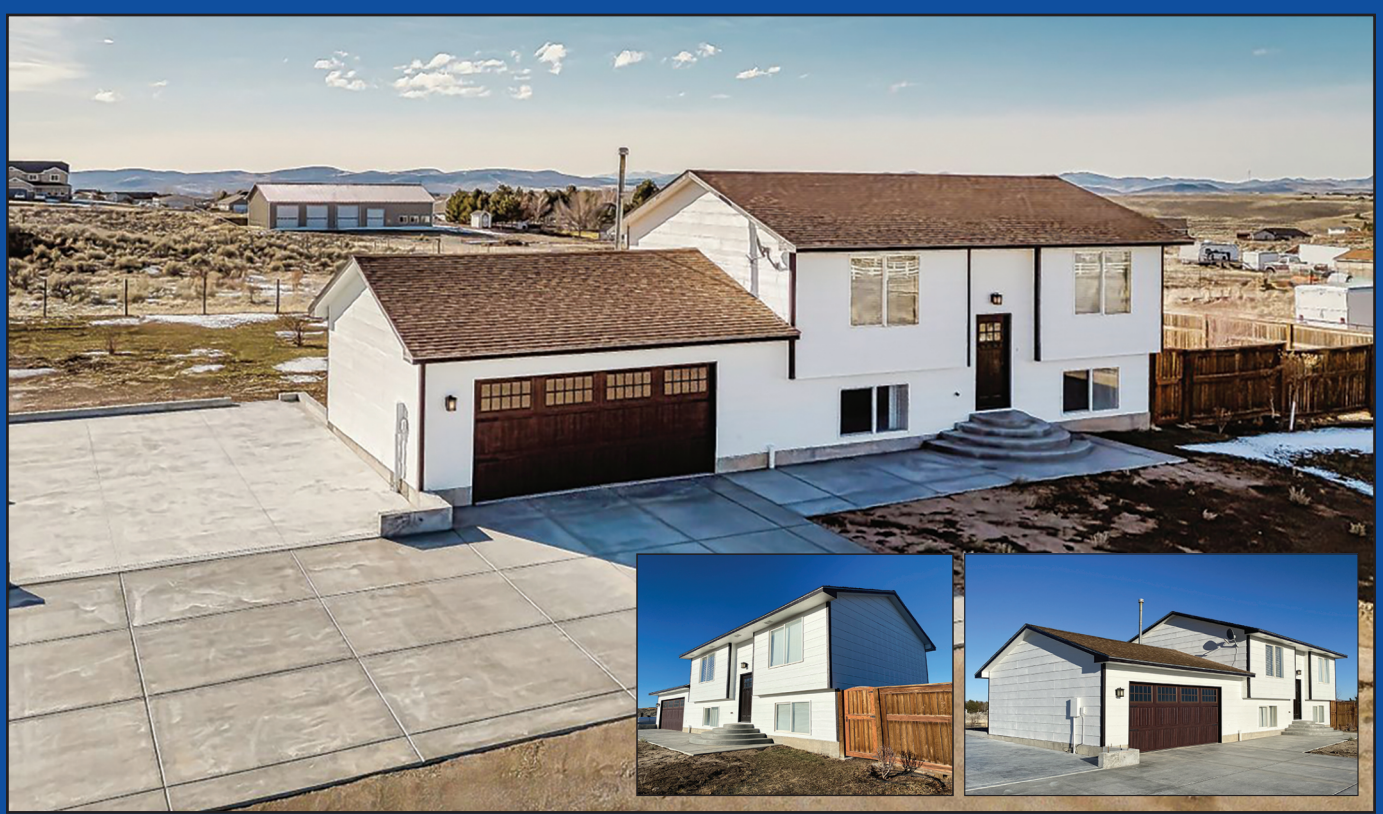


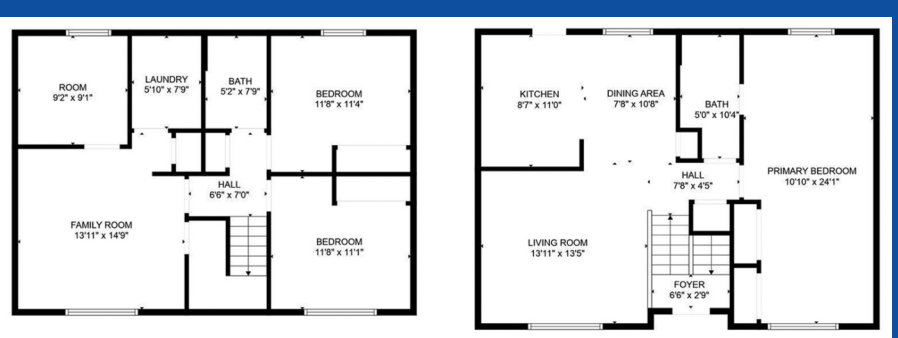
Not a large home but main living area is comfy and cute. This home has a good sized living room and dining room, smallish kitchen, full bathroom and a nice bedroom. Per assessor there is 396 feet in the basement. The utility room with 1/2 bath is in the basement , 2 rooms that had bee n used as bedrooms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

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

697 CLOVER DRIVE - SPRING CREEK

WHY PAY RENT, WHEN YOU CAN OWN!





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

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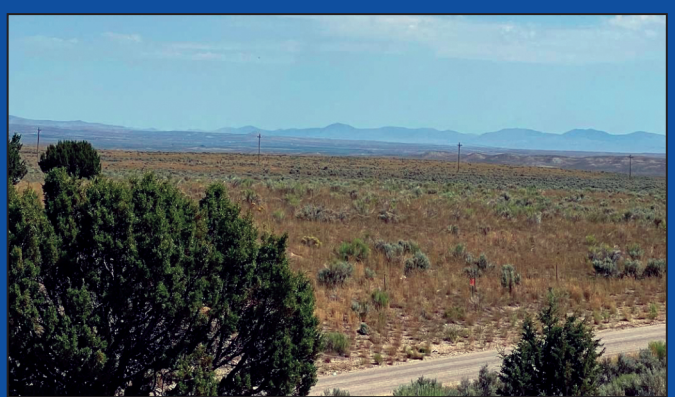
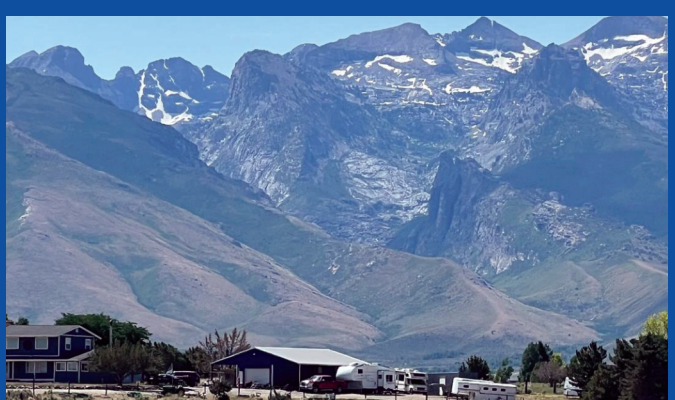
CALL BAWCOM TO CLOSE ON YOUR HOME!

2 LOTS BORDERING SPRING CREEK!
TAKE YOUR PICK- A 10 ACRE PARCEL OR A 12 ACRE PARCEL







This 12 acre property borders Spring Creek. The property line starts where Spring Creek Association ends. This lot is flat with fantastic views. You will need well, septic and power. All 4 corners marked with orange tape. $325,000

This 10 acre piece starts on Hog Tommy where the 12 acre piece ends. The lot has flat and gently rolling spots. Take your choice. You will need well, septic and power. Same great views and location. $295,000

Not far to shopping and Lamoille Highway. Seller does have each property approved for a well with the Nevada Division of Water Resources. No monthly dues to pay, plant all you want, have a lawn any size without wondering what your next bill will be, put that new swimming pool up and fill it up-several times! Room for all your toys. Easy access. Coming from town make the left onto Lower Lamoille, keep going, when you can see the Spring Creek Marina, watch for Hog Tommy on the right, go up the hill and around the corner. Watch for the Bawcom signs on the left. Go to the upper lot and be sure and pull off the road to park. Where Spring Creek stops you will see the 1st flag, head back down, next orange flag is where 10 and 12 met. Follow 10 partially around the corner and you will see the flag. Do not park in the road, the cars will not see you-PULL OFF!

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

856 One Eye Drive
Spring Creek







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

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



AUGUST MAINTENANCE *MUSTS* for a STRONG FALL MARKET

Boost curb appeal, attract more buyers, and close faster before the season shifts.

As summer winds down, savvy homeowners looking to sell know that August is the perfect time to get their homes market-ready. With fall just around the corner and the real estate market entering a seasonal transition, small maintenance tasks can make a big difference in attracting buyers and closing deals quickly. Whether you're prepping for a fall listing or want to stand out in a competitive market, here's a checklist of essential August maintenance musts to boost curb appeal and buyer interest.

1. Refresh Landscaping

Overgrown shrubs, dried-out flower beds, and faded mulch can drag down your home's first impression. Trim hedges, deadhead flowers, and consider planting late-summer blooms like marigolds or chrysanthemums. A fresh layer of mulch and neatly edged lawn go a long way in making a home look loved and well-maintained.

2. Power Wash Everything

The August sun reveals every speck of grime. Power wash your driveway, siding, porch, and walkways. Clean fences, outdoor furniture, and especially the front door—it's the first thing buyers will touch. These surfaces can brighten up dramatically with a simple wash.

3. Check the Roof and Gutters

Buyers (and inspectors) will take note of a roof in disrepair. Clear out gutters and inspect for missing shingles, debris buildup, or damage from summer storms. Clean gutters signal to buyers that you've been proactive in home maintenance.

4. Touch Up Paint and Hardware

Chipped paint, faded trim, or rusted house numbers can date a home instantly. A few hours spent touching up trim, polishing the mailbox, and replacing tired light fixtures can modernize the look without a full overhaul.

5. Get HVAC Ready for Fall

Have your heating system checked by a professional to ensure it's in working order before chilly temps return. Replace filters, clean vents, and leave documentation of recent service—it's a great selling point that gives buyers peace of mind.

6. Inspect Windows and Doors

Seal gaps to improve energy efficiency and prevent drafts. Clean the glass to let in more light and make rooms feel brighter and more spacious.



Final Tip:

A well-maintained home signals to buyers that they won't be walking into a long list of projects. By tackling these small but impactful August tasks, you'll boost your home's value, impress during showings, and set the stage for a fast, strong sale this fall.





End-of-Summer
HOME SELLING STRATEGIES

Make the most of the late-summer market before fall cools things down.

As August winds down, so does the red-hot momentum of the peak real estate season. But don't let that discourage you—there's still time to capitalize on the late-summer window. In fact, savvy sellers can use this unique moment to their advantage by tapping into buyer urgency and presenting their property in the best possible light before the fall slowdown hits.

One of the most important strategies during this time of year is to create a sense of immediacy. Many buyers are motivated to settle into a new home before the school year begins or before the weather shifts. Highlighting your home's move-in readiness, flexible closing timeline, or recent upgrades can make your listing more attractive to those on a deadline. If your home has family-friendly features—like a backyard, nearby schools, or quiet streets—now is the time to play them up.

Staging also plays a critical role in standing out during the late-summer market. While the weather is still warm, stage outdoor living spaces with inviting furniture, fresh potted plants, and clean patios to help buyers envision entertaining or relaxing outside. Inside, keep things bright and airy. Let natural light in, declutter rooms, and neutralize decor so your home feels open and welcoming. Fresh flowers, light-colored linens, and subtle summer scents can enhance the overall ambiance.

Pricing, too, must be strategic. With fewer new listings coming to market and some buyers eager to wrap up their search, a well-priced home can move quickly. Analyze recent comparable sales and consider a competitive pricing strategy that draws attention and potentially drives multiple offers. Overpricing now could mean your home sits longer and gets overlooked once fall inventory starts to build.

Lastly, don't delay. Listing in late August allows you to take advantage of lingering summer interest while preparing to adjust marketing efforts if needed as the season shifts. Professional photography, compelling listing descriptions, and strong online promotion are more critical than ever in these final weeks of summer.

Selling a home at the end of summer requires a mix of smart marketing, strategic pricing, and thoughtful presentation. By making the most of the season's final push, sellers can attract serious buyers and achieve successful results before autumn arrives.

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- Down payment assistance is forgiven after 5 years

Blast over to **BuyRuralNV.org** for program details

Nevada Rural Housing does not originate mortgage loans. Launchpad eligibility is determined by licensed lenders approved to offer the program. Participating lenders are responsible to follow all program and loan agency guidelines. Not all applicants will qualify. The down payment assistance is provided in the form of a second mortgage with no interest and no scheduled payments, and is forgiven of maturity (5 years). *A first-time buyer has not owned a home in the past 3 years. Qualified Veterans and those purchasing in a qualified census tract are exempt from the first-time homebuyer requirement. Title 38 of the Code of Federal Regulations defines a veteran as "a person who served in the active military, naval, or air service and who was discharged or released under conditions other than dishonorable".
REV 05.28.24

EQUAL HOUSING OPPORTUNITY

1736 Village Parkway

bed	bath	sqft	price
3	2	1,493	$410k

Located on a desirable corner lot, this well maintained 3-bedroom, 2-bathroom home, built in 2021, offers 1,493 sq ft of thoughtfully designed living space. Open-concept living area, durable vinyl plank flooring. The heart of the home is the kitchen, a culinary haven featuring sleek granite countertops, stainless steel appliances, and corner pantry and white cabinetry. The home is equipped with a solar system that helps reduce energy costs.









REALTYONEGROUP EMINENCE | The Matlock Team

BRAND NEW WEBSITE



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GUARANTEED.

Over the past 125 years, Stewart has expanded our reach from Galveston, Texas across the country and around the world. Throughout our history, finding and sharing the OPPORTUNITY TO SUCCEED has been integral to who we are. As Stewart moves into the future, you can continue to COUNT ON US to be here for our customers, our partners and our industry.

See how we're ready to make our opportunity work for you at **stewart.com/elko**.



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