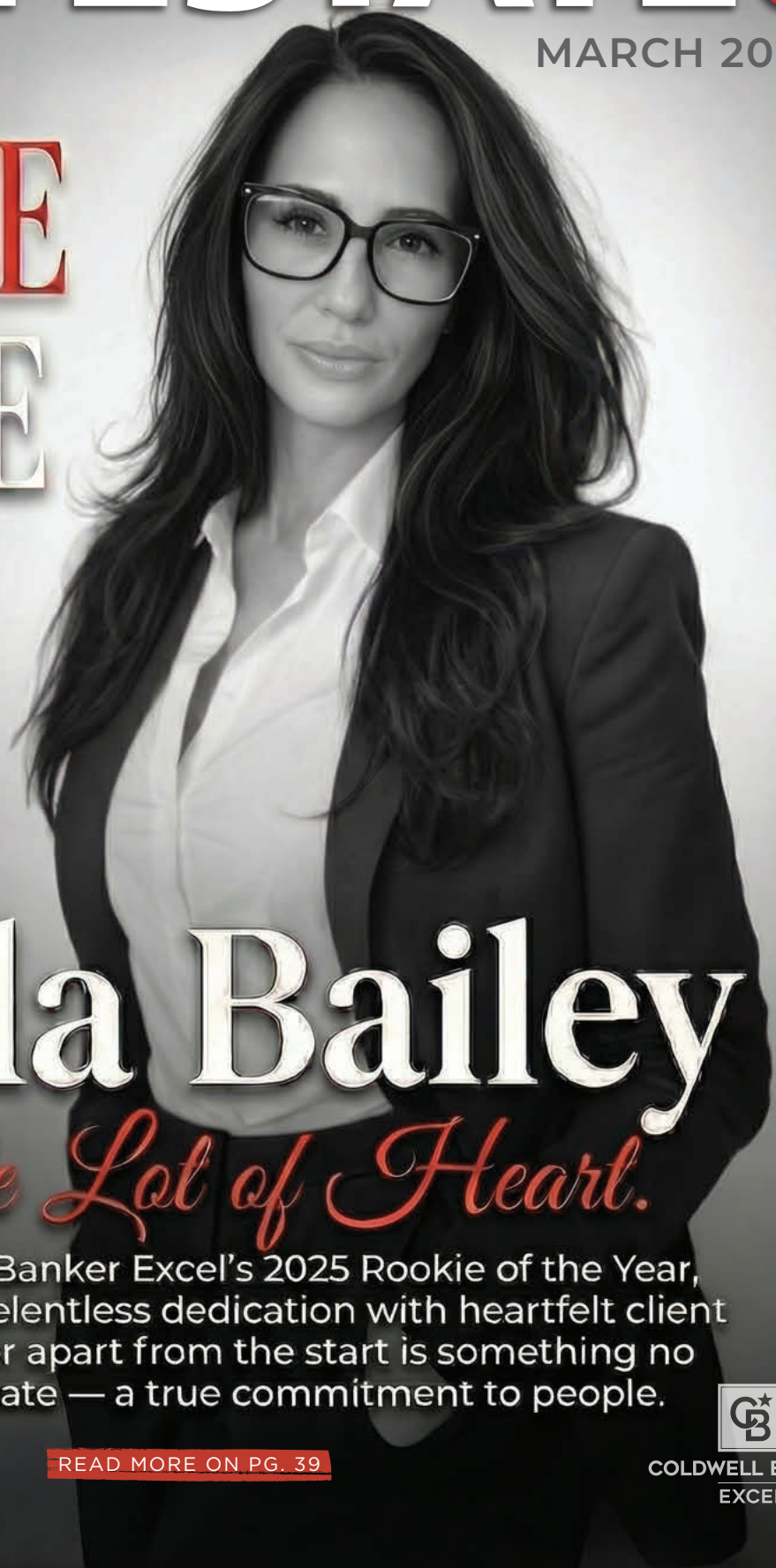
NORTHERN NEVADA REAL ESTATE GUIDE

MARCH 2025



ROOKIE OF THE YEAR.

Carla Bailey

Whole Lot of Heart.

Named Coldwell Banker Excel's 2025 Rookie of the Year, Carla Bailey pairs relentless dedication with heartfelt client care. What set her apart from the start is something no training can create — a true commitment to people.

READ MORE ON PG. 39

BAILEY HOMES
LIVE BETTER

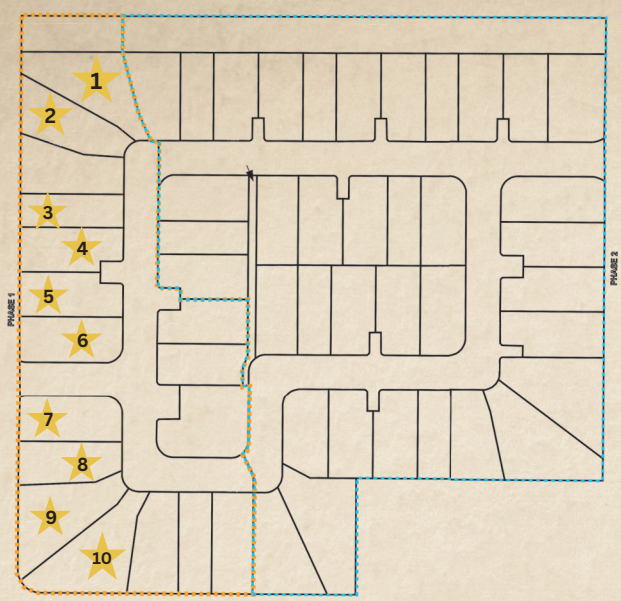
COLDWELL BANKER
EXCEL

INVEST IN
THE WILD WEST

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

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

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



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

Jessica Larsen
775-777-4217



PRESIDIO REAL ESTATE WEST
NV BROKER 146108

NORTHERN NEVADA REAL ESTATE GUIDE

March 2026

On the Cover:

COLDWELL BANKER EXCEL

Meet Carla Bailey
on page 39
carlabailey.com

View Online

For advertising information, please call one of our advertising professionals:

Seana Chapman
775-748-2738 schapman@elkodaily.com

Susan Goddard
775-748-2706 sgoddard@elkodaily.com

Jaicee Bowman
775-748-2714 jbowman@elkodaily.com

www.ElkoDaily.com/Homes

TABLE OF CONTENTS

Allie Bear 60-61
Anthem Internet. 34
Backherms Group, eXp Realty 14
Bailey Homes 4-5
Bawcom Real Estate 18-25
Bottari Real Estate 8-12
CC Communications 63
Coldwell Banker Excel 35-55
Dobbs Legacy Movers 13
Edwards Jones - Kaitlin McMullan 6-7
Gaeta Real Estate Group, LPT Realty 30
Justus Quality Cleaning 62
Kaza Realty 26
Liza Baumann, eXp Realty 15
Nevada Bank & Trust 58
PMO & Company 27
Presidio Real Estate West 2
Signature Real Estate 28
Shipp Group, LPT Realty 32-33
Snyder Mechanical 56
Stewart Title 64
The Colette Reynolds Group, LPT Realty 31
Trinity Realty 17
WFG 29

BAILEYHOMES

LIVE BETTER

THE VALUE OF NEW CONSTRUCTION

Designed Today
Energy Smart
Easy Living
Fewer Repairs
Peace of Mind

WHY THIS MOMENT MATTERS

Homes Are Limited
Smart Timing
Your Selections
New Availability
Built-In Equity



Carla Bailey, REALTOR®
Coldwell Banker Excel
(775) 340-9206 • Carla@cbelko.com
Lic. #S.202164

COLDWELL BANKER EXCEL



THE BAILEY HOMES DIFFERENCE

We believe building a home is more than construction — it's creating a place where your family's story begins. From the first conversation to the day we hand you the keys, our process is built on trust, quality, and family values.

WELCOME HOME.

BUILT RIGHT. BUILT LOCAL. BUILT TO LAST.

NEW LISTINGS

THE WATERFORD MODEL

Ruby Mtn Peaks Subdvision

4 Beds - 2 Baths

2-car garage - 1,938 sqft

$539,900



THE HARTFORD MODEL

Available in Spring Creek

3-4 Beds - 3 Baths

3-car garage - 2,360 sqft

$659,900



THE RIVERHAVEN II MODEL

Ruby Mtn Peaks Subdvision

3-5 Beds - 3 Baths

3-car garage - 3,091 sqft

$629,900 unf. bsmt.



Edward Jones®



What should you do with your tax refund?

It's almost time for people to begin receiving their tax refunds. If you get one, what will you do with it?

The answer will depend somewhat on the size of your refund. Last year, the average was $3,167, according to the Internal Revenue Service's Filing Season Statistics report.

Whatever the size of your refund, you'll want to maximize its benefit. Here are some suggestions:

• **Contribute to your IRA.** If you receive $3,167, it could go a long way toward funding your IRA for the year, but any amount would help. You have until April 15 to contribute for the 2025 tax year, but if you've already "maxed out" contributions, you could use your refund for 2026, when the annual contribution limit for an IRA is $7,500, or $8,600 if you're 50 or older. Beginning early toward fully funding your IRA can help reduce the pressure of coming up with large amounts later.

• **Build an emergency fund.** Your tax refund could help you start or expand an emergency fund. It's a good idea to keep three to six months' worth of living expenses in such a fund, with the money kept in a liquid, low-risk account, separate from the funds you use for your daily expenses. You might need to draw on this fund for unexpected expenses, such as a major home or car repair or a large medical bill. Without an emergency fund in place, you might be tempted to dip into your IRA or other retirement accounts to pay for these types of costs,

and that could be expensive, resulting in taxes, penalties and lost opportunities for growth.

• **Contribute to a 529 plan.** If you have children or grandchildren and want to support their education, you might consider investing in a 529 education savings plan. Earnings and withdrawals are federally tax free, provided the money is used for qualified education expenses. Your 529 plan may provide state tax benefits, too. (It's possible, though, that 529 withdrawals could affect financial aid packages, depending on who owns the account.) A 529 plan can be used to help pay for college, accredited trade school programs, some K-12 expenses and even some student loans.

• **Pay down debts.** You may wish you could reduce your debt load. Your tax refund could offer you that chance. But which debts should you tackle first? You could follow the "snowball" method by paying off the smallest of your loans or debts as quickly as possible. Or you could choose the "avalanche" route by making minimum payments on all debts and using extra funds – such as your tax refund – to pay off those with the highest interest rates. Either method could help you save money in the long term.

• **Prepare for other tax obligations.** Your refund can also be set aside in a separate savings account to pay estimated quarterly taxes or personal property or real estate taxes.

It's not often that you receive a financial windfall such as a tax refund — so think carefully about how you can maximize its benefits.

Edward Jones®

Member SIPC

Financial strategies designed just for you

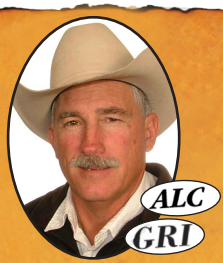


Kaitlin McMullan, CFP®
Financial Advisor
2213 N 5th St Ste A
Elko, NV 89801
775-738-8525

edwardjones.com

Bottari & Associates REALTY

P: 775-752-3040 | PO BOX 368 • WELLS



Paul Bottari Realtor®
B.0015476
775-752-0952
paul@bottarirealty.com
All Accredited Land Consultant (ALC)



Hannah Roberts, Realtor®
NV License: # 172741
931-436-0711
hannahroberts0711@gmail.com



Lori Bottari Realtor®
S.0030783
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.

Priced Reduced to $550,000



93 Acres M1-2 Industrial in Wells

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

Priced to sell at $500,000

- WWW.BOTTARIREALTY.COM -

Nice Farm property with residence and outbuildings in Clover Valley South of Wells, Nevada.



Great small farm located approx. 16 miles South of Wells, Nevada with access onto US Hwy 93. The property is made up of two adjoining parcels with the residential improvements on a 83.12 Acre parcel and the farm with a 125 acre pivot on 160 acre parcel. Both the farm and the residence have been rented out and they haven't been extended at this time. In addition to the 2675 sq ft 3 bedreeom 2 ½ bath home there is has a 5 car detached garage plus two metal buildings one 5,000 sq. ft with a concrete floor and the other 3600 sq. ft with a gravel floor. The farm has 960 AF of water rights. Some of you can sell your home and have enough money to buy this wonderful property others shouldn't have a problem getting financed for this one.
Priced at $1,200,000



Wells Development parcel available



100 Acres of Industrial

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

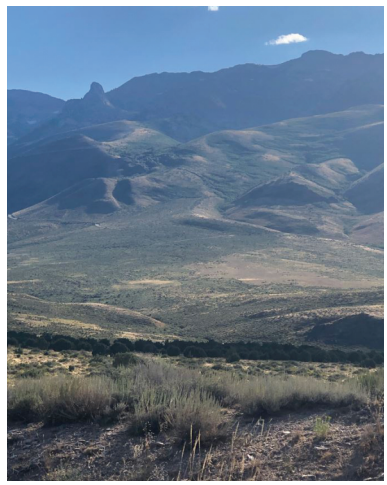
Priced at $525,000

Bottari & Associates REALTY

P: 775-752-3040 | PO BOX 368 • WELLS

Two 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.

— WWW.BOTTARIREALTY.COM —

Bottari & Associates REALTY

P: 775-752-3040 | 530 S Shoeshone Ave | PO BOX 368 • WELLS



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 $539,000.



268 5th Street

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

Cottage is priced at $285,000.



745 Salduro St. Wells, Nevada

New 1920 Sq. ft. Manufactured home on foundation and with Energy Star Certification. 4 bedroom 2 bath with modern kitchen with Stainless Steel appliances.

Priced at $330,000.



1000 Third St. Pilot Valley

PENDING

This is a[n] additional nice 1700+ sq ft. Manufactured [home]s. Lots of Mature tree's and fenced [yard] fenced. Detached garage and several storage buildings. Great view of Pilot Peak on the East side home.

Price $260,000.

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!


YOUR NEXT MOVE
MADE EASY!
DOBBS LEGACY
Your Trusted Partner
in Real Estate Moves
SOLD
DL MOVERS
White Glove Service
Strong and Reliable
Safe and Professional
Call us for all your heavy lifting!
775-293-1543
www.DLMoversElko.com

Some call it *Luck*

We call it doing things the right way.
You do not need luck when you have the right team – but you'll feel pretty lucky working with The Backherms Group. We are professional, passionate, experienced, and results-driven.

We've got your backs!

Land is the one thing they're not making more of.
Secure your slice now.

Dream it. Design it. Built it.

Please contact us and we can get you information or answer any of your questions.

63.477 Acres - Tower Rd. (Elko) **Recent price improvement*
306.51 Acres - Sec 16 TWP 39N RGE 69E (Montello)
40 Acres - Sec 9 TWP 39N RGE 68E (Montello)
9.88 Acres - Sec 27 TWP 39N RGE 69E (Montello)
40.01 Acres - Sec 24 TWP 34N RGE 55E (Elko)
438.663 Acres - Sec 19 TWP 34N RGE 56E (Elko)
137.49 Acres - Sec 24 TWP 34N RGE 55E (Elko)



S.0183043

Backherms Group
powered by eXp REALTY



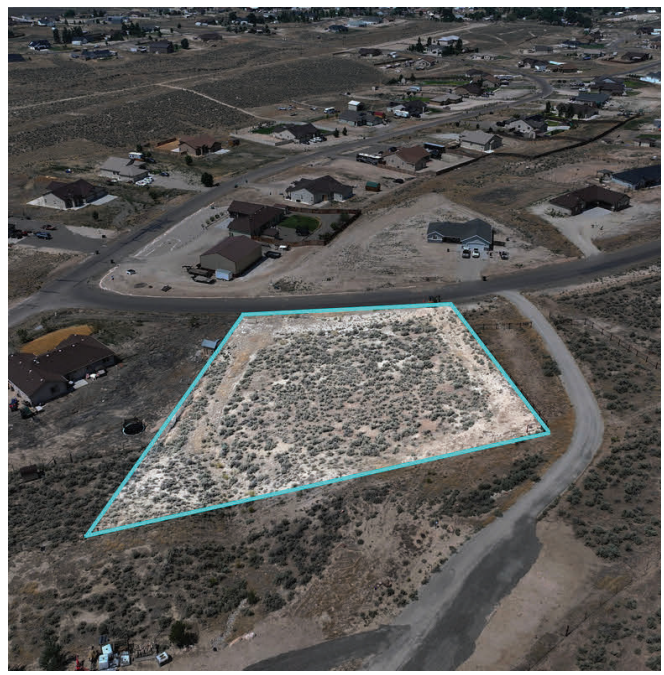
S.0194889

SHANNON BACKHERMS
SBACKHERMS@GMAIL.COM
(775) 934-0862

TANNER SOUTHARD
SOUTHARDTANNER@GMAIL.COM
(775) 934-5884

READY TO BUILD YOUR DREAM HOME?





BUILT TO SUIT + PERFECT LOCATION =

DREAM HOME

HAMILTON STAGE

1.06 ACRES **VACANT LAND**

AMBER WAY | ELKO, NV

$27,000

eXp REALTY



Liza Baumann

REALTOR® | S.189600

(775) 934-4528

QUALIFIED IN NEW CONSTRUCTION **CONTACT ME FOR MORE INFORMATION**



YOU ARE INVITED
TO CELEBRATE

21ST ANNUAL

WOMEN IN BUSINESS

SCAN HERE
FOR TICKETS

GUEST SPEAKERS, WIB AWARDS, LIVE AUCTION,
RAFFLE, DINNER, NETWORKING, SIGNATURE COCKTAILS

APRIL | 18 | 2026

SATURDAY • ELKO CONFERENCE CENTER • 4PM - 7PM

Elko Daily
FREE PRESS

Edward Jones
Kaitlin McMullan

JESSE JAMES
BEFORE, DURING AND AFTER THE SALE

Plant Seeds of Kindness

Let's make March a month that blooms with compassion, generosity, and thoughtfulness.



#KindnessMatters

#SpreadKindness

919 IDAHO STREET, ELKO, NV | WWW.HOMESINELKO.COM

Trinity REALTY
PEOPLE SERVING PEOPLE WITH EXCELLENCE.
775.753.HOME



renee colby
REALTOR®
775.842.3620
NV LIC #S.0204613

jill morgan
REALTOR®
208.539.1163
NV LIC #S.0187983

jesse james
REALTOR®
775.777.5220
NV LIC #B.0017015

lyndsey cortez
REALTOR®
775.934.5877
NV LIC #BS.0144238

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



Tammy Bawcom
775-340-5363
bawcomagents@frontiernet.net
NVLic#B.0006996



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



Tate Bawcom
775-934-3281
tatebawcom@hotmail.com
NVLic# S.0204923

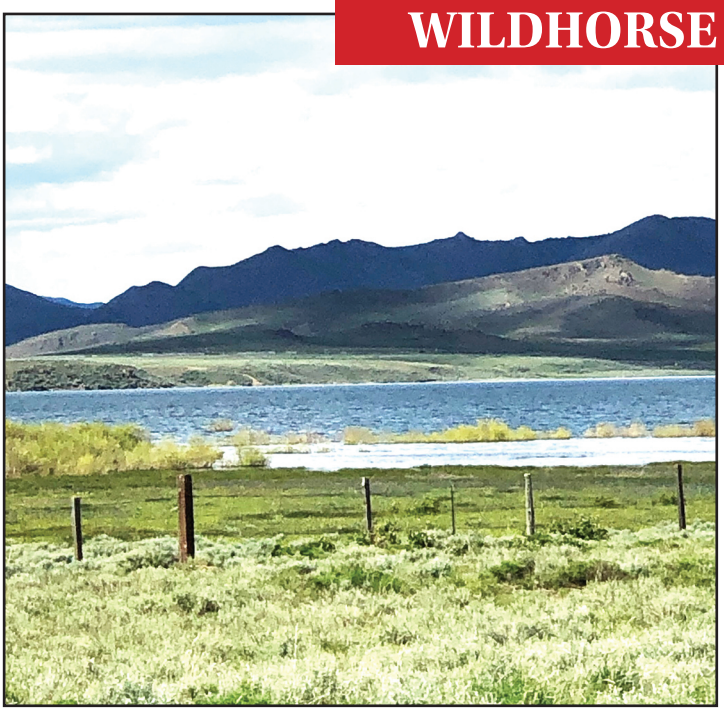


Nancy Streets
Assistant

BAWCOM
REAL ESTATE

32 Spring Creek Parkway · Spring Creek, NV
775-753-6379 • BawcomCRHomes.com

WILDHORSE RESERVOIR



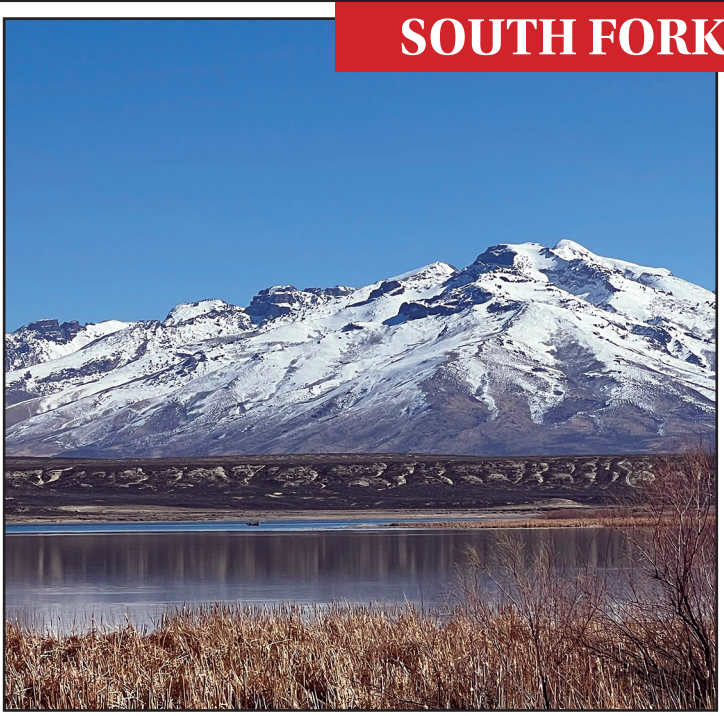
A year round fishery with ice fishing. Shore fishing, boating, water skiing, wind surfing, hunting, 4 wheeling, hiking, snowmobiling.

elkoweb@blm.gov

00 Perlite	1 acre	$ 25,000
000 Bauxite	1 acre	$ 25,000
000 Cinnabar	CLOSED	$ 35,000
000 Jasper	1 acre	$200,000

Jasper-agent owned
Partially improved

SOUTH FORK RESERVOIR



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

parks.nv.gov

009 Grant	4.34 acres	$ 24,500
000 Grant	2.07 acres	$ 25,000
2016 Pickering	2.07 acres	$139,000

Fully improved, partially fenced.

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

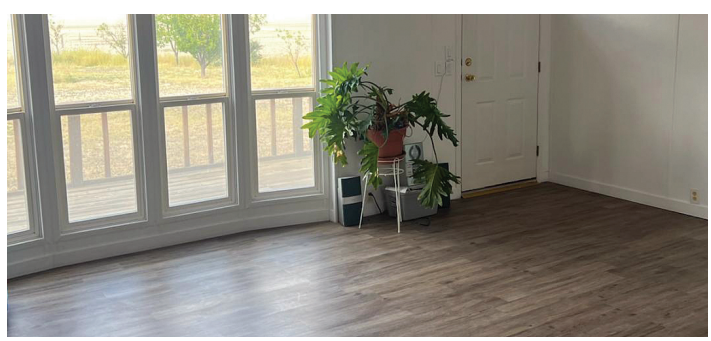
From Here to There, Call Bawcom To Get Your Move On!

000 PILOT ROAD-MONTELLO AREA

LOCATED IN ONE OF THE BEST HUNTING AREAS IN NEVADA







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

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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



Tammy Bawcom
775-340-5363
bawcomagents@frontiernet.net
NVLic#B.0006996



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



Tate Bawcom
775-934-3281
tatebawcom@hotmail.com
NVLic# S.0204923



Nancy Streets
Assistant

BAWCOM
REAL ESTATE

32 Spring Creek Parkway · Spring Creek, NV
775-753-6379 • BawcomCRHomes.com

WE WOULD LIKE TO INTRODUCE OUR NEW AGENT, TATE BAWCOM

Tate has resided in our area since 1981 and graduated from Elko High School. He knows our area.and has visited most of our areas and towns. Tate works with both buyers and sellers from Battle Mountain to Wendover, Wildhorse to Eureka and anywhere in between.

Tate can be reached at 775-934-3281.



Tate Bawcom
775-934-3281
tatebawcom@hotmail.com
NVLic# S.0204923

1225 COUNTRY LANE - LAMOILLE

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

CLOSE TO SNOWMOBILING, SKING, HUNTING, HIKING



VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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

216 DYSART CIRCLE-LAMOILLE

10 FLAT ACRES







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

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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



Tammy Bawcom
775-340-5363
bawcomagents@frontiernet.net
NVLic#B.0006996



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



Tate Bawcom
775-934-3281
tatebawcom@hotmail.com
NVLic# S.0204923



Nancy Streets
Assistant

BAWCOM
REAL ESTATE

32 Spring Creek Parkway · Spring Creek, NV
775-753-6379 • BawcomCRHomes.com

4 LICHT PARKWAY - 5.3 ACRES

CLOSE TO IT ALL!











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

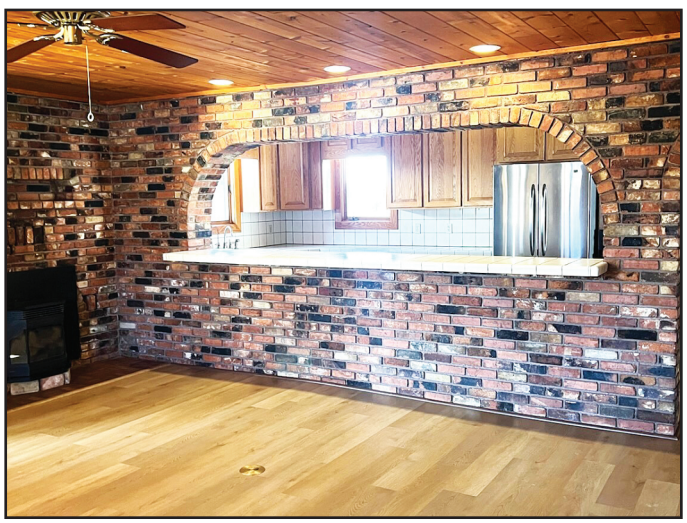
VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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

688 LAMOILLE ROAD-LAMOILLE

LOCATED ON THE MAIN STREET IN LAMOILLE









This home has so much character and updating, you need to take a peek and start packing! There are 3 bedrooms (one is detached from the house, could be man cave, office, craft), 2 bathrooms, new roof on both buildings, new septic, large 2 tiered rear Trex deck -partially covered, stamped concrete, curbing, sprinklers, lawn, mature trees and plants. $575,000

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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



Tammy Bawcom
775-340-5363
bawcomagents@frontiernet.net
NVLic#B.0006996



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



Tate Bawcom
775-934-3281
tatebawcom@hotmail.com
NVLic# S.0204923



Nancy Streets
Assistant

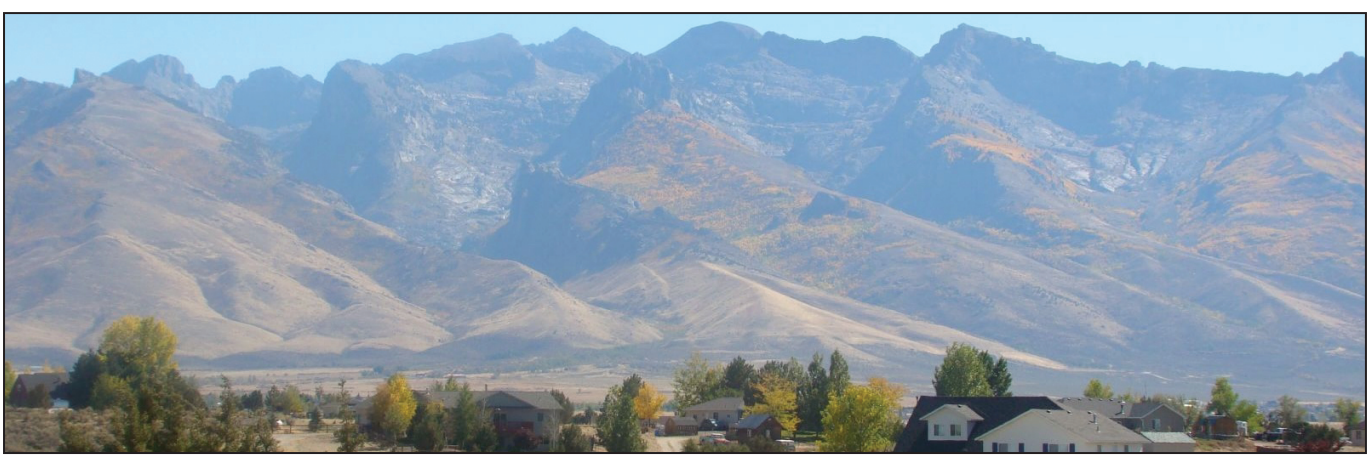
BAWCOM
REAL ESTATE

32 Spring Creek Parkway · Spring Creek, NV
775-753-6379 • BawcomCRHomes.com

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

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

BAWCOM
REAL ESTATE

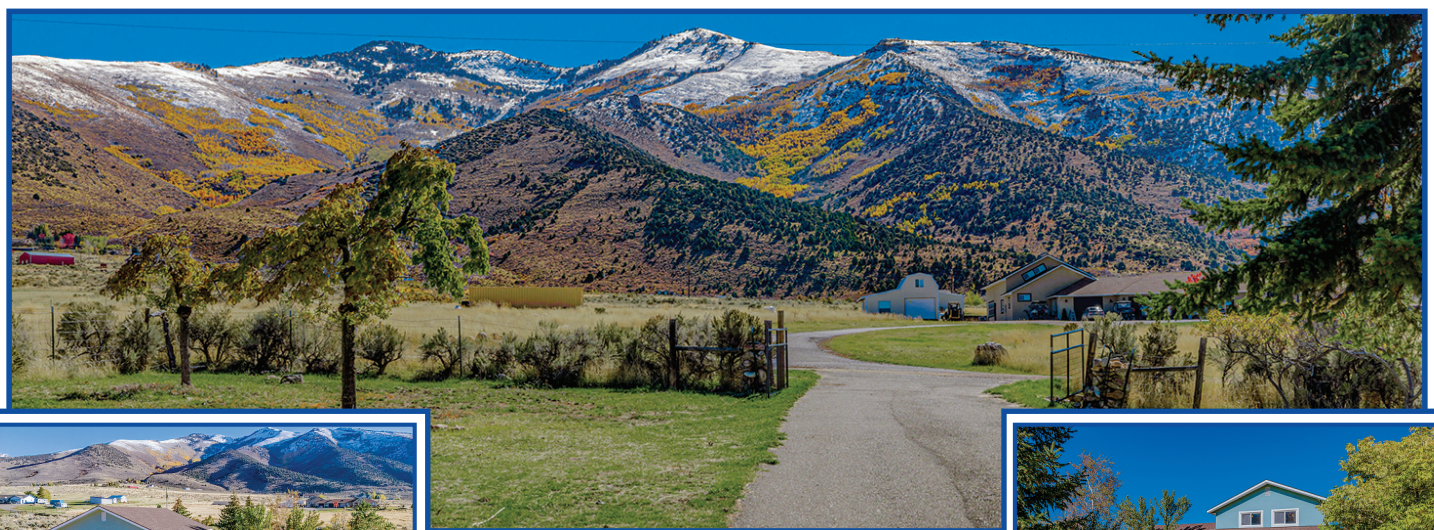
32 Spring Creek Pkwy
Spring Creek, NV
Ofc: (775) 753-6379

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



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

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. PRICE REDUCED $595,000




1003 IDAHO ST COMMERCIAL LOT FOR SALE

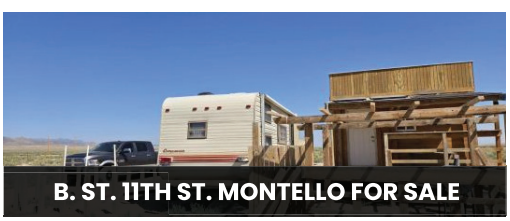

775 MEADOW VALLEY ST FOR SALE


518 2ND ST FOR SALE



LAND FOR SALE WILD HORSE


1151 AMBER WAY SALE PENDING


B. ST. 11TH ST. MONTELLO FOR SALE



Kaza Realty

Rooted in People, Built on Trust

WWW.KAZAREALTYELKO.COM



JESSICA SHIREY
775-525-4226
REALTOR®
S.0204618

WellsHousing.com

YOUR LAND. YOUR HOME. YOUR NEVADA

745 SALDURO ST.

WELLS, NV

$335,000

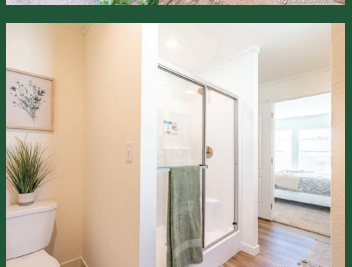
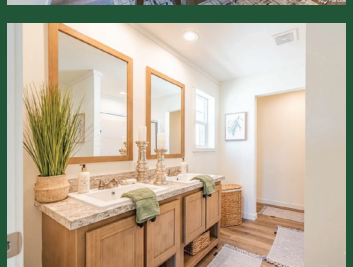
4 BEDS | 2 BATHS | 1,920 SQFT

Brand new "Hey Jude" model under construction! This open layout features versatile flex rooms perfect for a den or office. The modern kitchen shines with stainless steel appliances, hardwood cabinets, and crisp white countertops. Built for efficiency with Energy Star certification and architectural shingles. A durable, stylish home ready for your personal touch!







:

BOTTARI & ASSOCIATES REALTY
PAUL BOTTARI | 775.752.0952
LIC #B015476

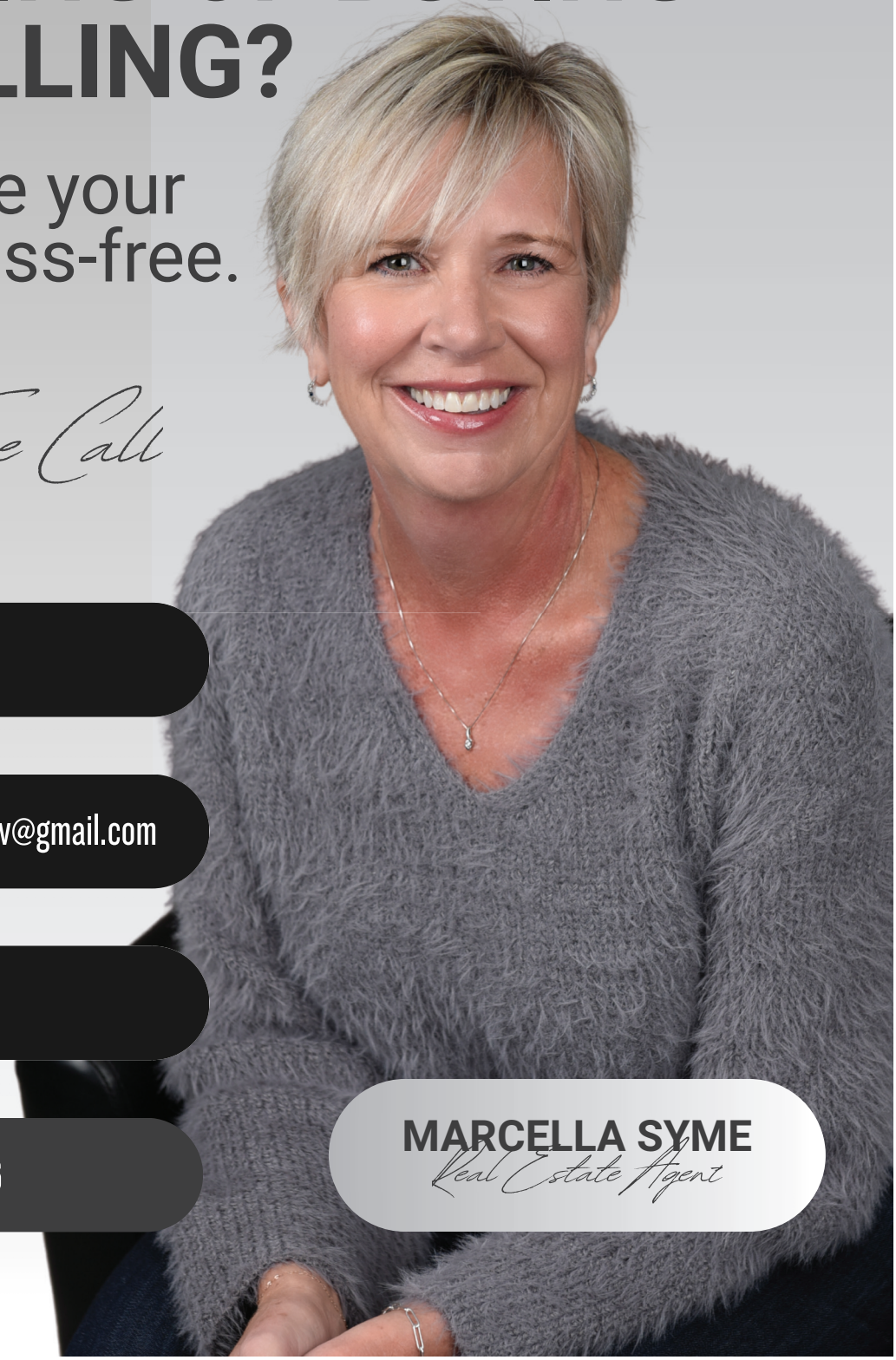
SIGNATURE

REAL ESTATE GROUP

THINKING OF BUYING OR SELLING?

Let's make your move stress-free.

Book a Free Call



775-934-5185

marcellasellsnv@gmail.com

393 12th Streeet

BS.146816

MARCELLA SYME

Real Estate Agent

WFG National Title Insurance Company®
a Williston Financial Group company

TAKE ADVANTAGE OF THE SAVINGS WE OFFER AT WFG NATIONAL TITLE!

CONTACT US



ROWENE GUTOWSKI
Sr. Escrow Officer
702.728.5295
RGUTOWSKI@WFGTITLE.COM



LAURIE DOUGLAS
Sales Representative
702.957.0517
LDOUGLAS@WFGTITLE.COM



JACKIE JENKINS
Escrow & Marketing Coordinator
775.440.6375
JJENKINS@WFGTITLE.COM



CHERYL ROSALES
Escrow Officer
702.789.7205
CROSALES@WFGTITLE.COM

905 Railroad Street, Suite 204
Elko, Nevada 89801

WFG DISCOUNTS

ESCROW FEE DISCOUNTS

25% **25% Senior Citizens Rate** (Age 55 and over)

30% **30% Public Servant or Military Rate** (Active Veteran or Employed Public Servant (Teacher, Police, Fire, EMS)

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

TITLE RATE DISCOUNTS

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

Here to support your business, every step of the way!

GAETA
REAL ESTATE GROUP

lpt realty

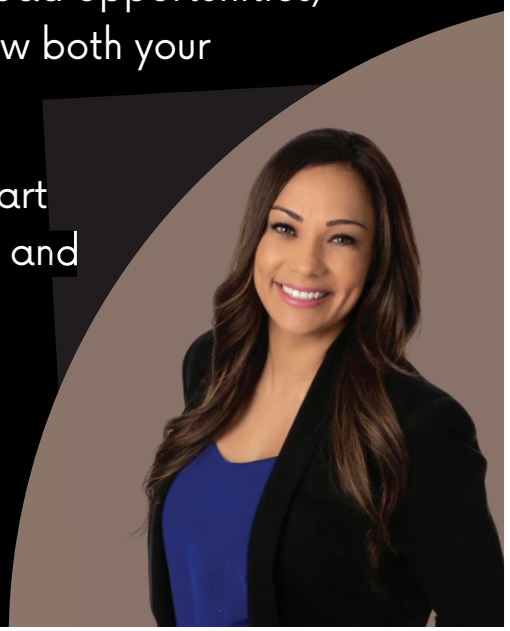
JOIN OUR TEAM!



We are looking for motivated, driven agents who are ready to take their business to the next level!

Whether you're newly licensed or a seasoned professional, our team offers strong support, proven systems, effective marketing, lead opportunities, and a collaborative culture designed to help you grow both your brand and your income!

If you're ready to stop doing real estate alone and start building something bigger, we would love to connect and talk about your goals.



-Juanita Gaeta

Cell: 775-388-1111

NV Lic BS.145352

DON'T LEAVE YOUR HOME SALE TO LUCK!

Everything I touch turns to SOLD!!!



Call ME today
and let's make YOUR
home the NEXT
home that I sell FAST!

COLETTE REYNOLDS
REALTOR S.0178459

WINNING LOCAL REALTOR

5.0 RATING

READERS' CHOICE 2019-2024

lpt realty

COLETTE REYNOLDS GROUP
S.0178459
Colette Reynolds, REALTOR 775-934-9575

775-934-9575

Elko, Nevada 89801

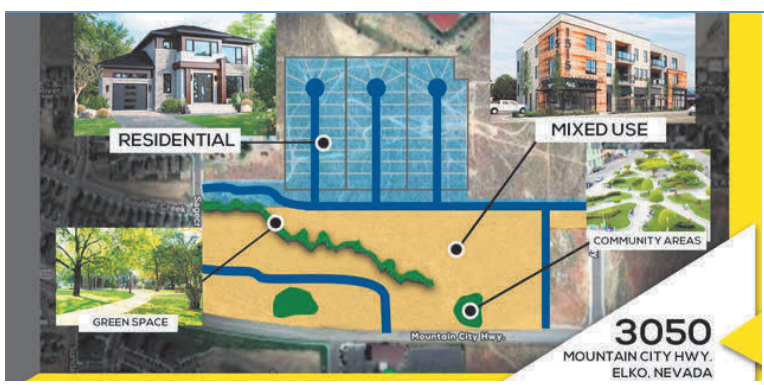
sellingelko@gmail.com

www.colettereynoldsgroup.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.

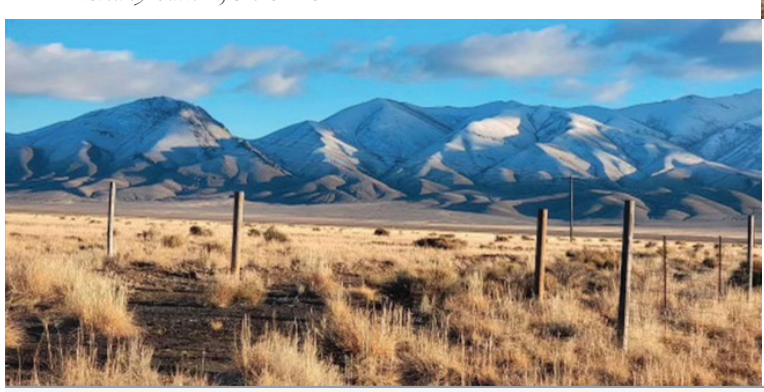
Listed by: Lisa Turner BS.0146207 and Julie Rij S.0183328

705 Carlin Court

Cozy one bed one bath home in a convenient Elko location! This fully fenced property features a detached 400 sf garage and an additional storage shed, great for the owner who has a need for storage! This home has been in the same family for over 20 years, and was used as both a family home and a rental opportunity, and it's now time to let someone else enjoy it! Located close to grocery stores and everyday amenities, including an elementary school, this home has tons of potential! Simple, functional, and full of possibilities. Come take a look today, tomorrow it will be gone!

Listed by: Julie Rij S.0183328





TBD Marvel Ranch Road

This beautiful, blank canvas of land offers endless potential for farming or building your dream home, situated just 5-10 minutes from the town of Battle Mountain. With its expansive space and stunning views, it's the perfect setting to establish a peaceful, self-sustaining homestead. Contact Lander county for details but the property is large enough for subdividing to smaller parcels and allows for multiple wells without additional water rights. The added bonus of mineral rights further enhances its value. With easy access to town amenities and a tranquil atmosphere, this property provides opportunity to create a truly special home and lifestyle in a resource-rich area!

Listed by: Julie Rij S.0183328

BRAEMAR



Frontier Village Townhomes

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

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

Located in Winnemucca





Ash Street Village Townhomes

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

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

Located in Elko

Your Home

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

Call us today for more information



Fiber Internet is Here!

No installation or activation fees

No eqipment rentals or data cap

No contracts or credit check

1-Gig plan just **$119**

Plans Starting as Low as $79

Learn more at
anthemfiber.com

ANTHEM
BROADBAND



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

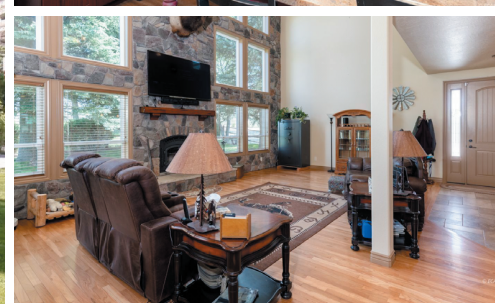
COLDWELL BANKER EXCEL

SIERRA PETERSEN
BS.0146660
775.340.2393
sierrap@cbelko.com









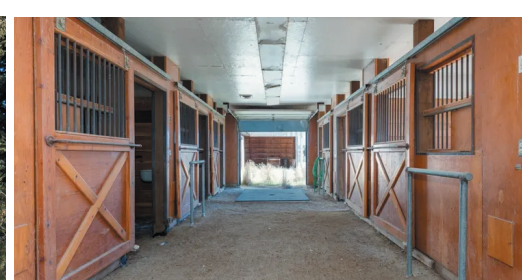
1510 W. LOWER SOUTH FORK

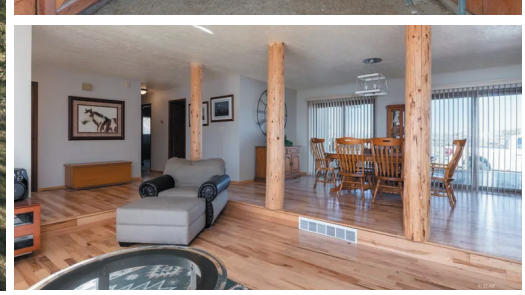
SPRING CREEK, NV 89815 | MLS # 3626531

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

Stunning 3,824 sq ft home on 18.57 acres with South Fork River running through the property. 4 bedrooms, 3 baths, plus a craft room that could serve as a 5th bedroom. Open layout features a large kitchen and dining area, oversized butler's pantry, cozy wood stove, and loft perfect for an office. Outside you'll find a 40x60 shop, 588 sqft guest house, 30x40 saloon-style party barn, two storage sheds, and a garden shed - all surrounded by mature trees and beautiful landscaping. Space, privacy, and endless possibilities!







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 counter tops, 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.

COLDWELL BANKER
EXCEL



775.778.5824
molly@cbelko.com
NV Lic # 5.0078018

Live well
with Coldwell.

Your Elko Real Estate Expert

Specializing in Residential & Investment Properties

Let's Find Your Dream Property!

cbelko.com

@coldwellbankerexcel
@coldwellbanker

BIO

Deep Roots, Local Expertise. Proven Results.

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

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

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

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

TESTIMONIALS

★★★★★

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

★★★★★

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



Voted Business Woman of the Year

Lina Blohm

NV Lic# BS.012911

EQUAL HOUSING OPPORTUNITY

MLS

REALTOR

Broker-Salesperson GRI
Premier Residential Sales Specialist
Commercial Business Broker
Cell:775.753/2560
Email: linab@citlink.net
30 Years Experience in the Elko Area

COLDWELL BANKER EXCEL



ELKO'S NEW IFA COUNTRY STORE

Coming Soon!

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



PRIME RETAIL & OFFICE SPACES FOR LEASE

2362 N Fifth Street, Elko NV

1250-1500 sq ft

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



ELKO SUMMIT ESTATES

Elko Summit Drive, Parcel #1, Elko, NV

41.47 Acres

$265,000

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



Kelly BUILDERS
Wade Kelly, General Contractor
Lic. 57554/85347
775-777-3217

NOW OFFERING
PATIO HOMES
at Bergeron Village

TAKING RESERVATIONS, CONTACT:

COLDWELL BANKER EXCEL

LAURA KELLY
OWNER / AGENT
REALTOR® • NV LIC #S.063591

C 775.934.4710
O 775.738.4078
laura@cbelko.com





451 White Oak Dr

- MLS 3627355
- 3 bedrooms • 2 baths
- 1344 sq ft
- 576 sq ft detached garage/shop

3534 Enfield Ave

- MLS 3627292
- 3 bedrooms • 2 baths
- 2606 sq ft
- Unfinished basement





3346 Carlson

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



LAURA KELLY
REALTOR®
NV Lic#S.0063591

(775) 934-4710 (Cell)
(775) 728-4078 (Office)
laura@cbelko.com
www.cbelko.com

COLDWELL BANKER EXCEL
700 Idaho St, Elko

MEET CARLA BAILEY



Heart, Grit, and the Legacy Behind the Bailey Name

It's rare to watch someone enter this industry and so quickly rise—not just in production, but in purpose. Carla Bailey is one of those rare professionals.

Recognized as **Coldwell Banker Excel's Rookie of the Year for 2025,** Carla has distinguished herself through an unwavering work ethic, deep client advocacy, and an ability to problem-solve with both precision and heart. From the very beginning, Carla demonstrated something that cannot be taught: a genuine commitment to people.

Carla approaches every transaction with intention. She listens carefully, works tirelessly, and refuses to cut corners. That level of care is what has allowed Carla to build trust so quickly within the Elko community.

Her transition into real estate was a natural extension of her life's work. Originally from Rio de Janeiro, Brazil, Carla spent 18 years as a Registered Nurse, specializing in hospice care. Those years shaped the way she serves today—with empathy, patience, and clarity during some of life's most emotional transitions. Real estate, like healthcare, requires calm leadership, honest communication, and the ability to guide people through moments that truly matter.

After marrying her husband, Joe Bailey, Carla became deeply connected to BAILEY HOMES. Learning the construction process from the ground up and witnessing firsthand the integrity of the Bailey family made real estate not just a logical step—but a calling.

The Bailey name carries weight in this community, and Carla honors that responsibility daily. When BAILEY HOMES puts its name on a property, it represents craftsmanship, accountability, and a promise to stand behind every home long after closing day. Carla brings that same philosophy into her role as a real estate professional.

As Carla continues to grow her career with Coldwell Banker Excel, she remains grounded in service—to her clients, her family, and the community she now calls home.

We are incredibly proud to name **Carla Bailey our Rookie of the Year for 2025,** and we look forward to her continued success serving the Elko area with integrity, excellence, and a whole lot of heart.

Carla Bailey, Realtor
Coldwell Banker Excel
(775) 340-9206
Carla@cbelko.com
Lic.#S.202164

COLDWELL BANKER EXCEL

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

SOLD



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



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

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

NEW LISTING



4323 Windsor Ave • Elko
$535,900 | MLS#3625841
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 Campbell Rd • Elko
$641,100 | MLS#3625832
4 Bed | 2.5 Bath | 2,105 SF



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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



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

NEW LISTING



4331 Campbell Rd • Elko
$618,500 | MLS#3625840
3 Bed | 2 Bath | 3,768 SF

UNDER CONTRACT



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

UNDER CONTRACT



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

SOLD



375 Keppler Dr • Elko
$415,000 | MLS#3627118
4 Bed | 3 Bath | 2,382 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO



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

NEW LISTING



2650 Mesquite Way • Elko
$990,000 | MLS#3626157
3 Bed | 2.5 Bath | 2,510 SF

UNDER CONTRACT



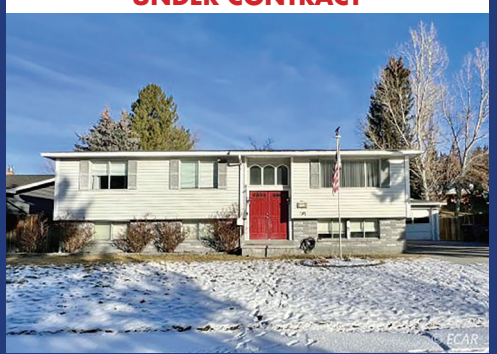
3346 Carlson Ave • Elko
$399,000 | MLS#3626833
4 Bed | 3 Bath | 2,386 SF

UNDER CONTRACT



3534 Enfield Ave • Elko
$405,000 | MLS#3627292
3 Bed | 2 Bath | 2,612 SF

UNDER CONTRACT



990 Northside Dr • Elko
$410,000 | MLS#3627306
5 Bed | 3 Bath | 2,155 SF



1940 Elkhorn Circle • Elko
$489,000 | MLS#3627430
4 Bed | 2 Bath | 1,940 SF

Whether you're SEARCHING for YOUR FIRST HOME, or MOVING to YOUR NEXT, WE MAKES THE PROCESS A MEMORABLE ONE.

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

UNDER CONTRACT



Lot D3 Sun Valley Rd • SC
$603,100 | MLS#3621914
4 Bed | 2 Bath | 1,800 SF

NEW LISTING



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

SOLD



496 Charwood Ln • SC
$307,000 | MLS#3626915
3 Bed | 1 Bath | 1,148 SF

UNDER CONTRACT



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

NEW LISTING



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



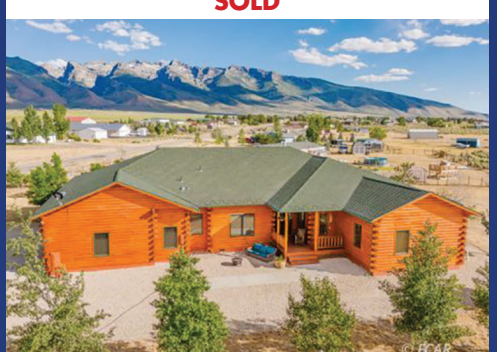
1019 Meadow View Dr • SC
$564,900 | MLS#3625676
4 Bed | 3 Bath | 2,280 SF

UNDER CONTRACT



630 Shadybrook Dr • SC
$839,500 | MLS#3626451
3 Bed | 4 Bath | 2,137 SF

SOLD



675 Willington Dr • SC
$720,000 | 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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

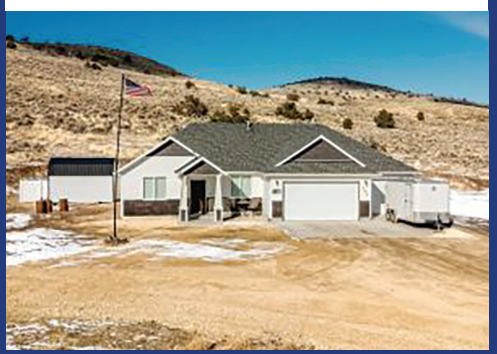


854 Hamilton Stage Rd • SC
$1,550,000 | MLS#3626702
3 Bed | 2 Bath | 2,888 SF

UNDER CONTRACT

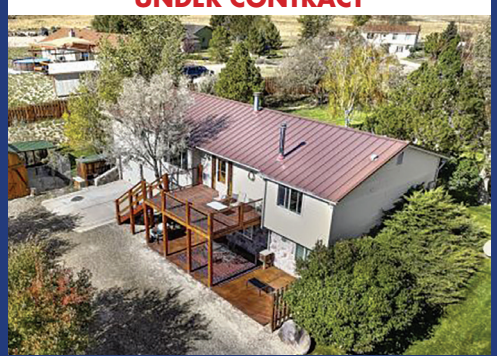


196 Viewcrest Dr • SC
$450,000 | MLS#3627181
5 Bed | 2 Bath | 2,768 SF



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

UNDER CONTRACT



186 Edgewood Ln • SC
$460,000 | MLS#3627267
3 Bed | 2.5 Bath | 2,560 SF



501 Gary's Way • SC
$850,000 | MLS#3627304
3 Bed | 2 Bath | 2,280 SF

NEW LISTING

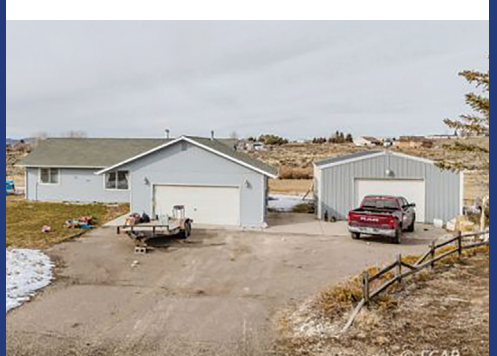


647 Abarr Dr • SC
$375,000 | MLS#3627398
3 Bed | 2 Bath | 2,805 SF

NEW LISTING

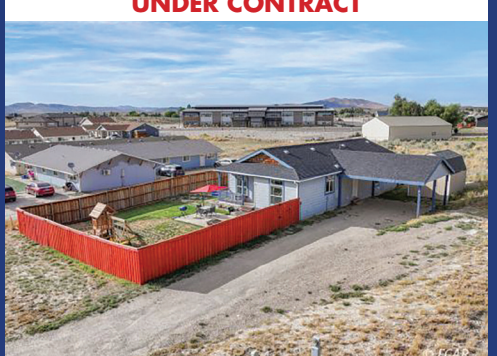


262 Glenvista Dr • SC
$400,000 | MLS#3627360
3 Bed | 2 Bath | 1,664 SF



451 White Oak • SC
$350,000 | MLS#3627355
3 Bed | 2 Bath | 1,344 SF

UNDER CONTRACT

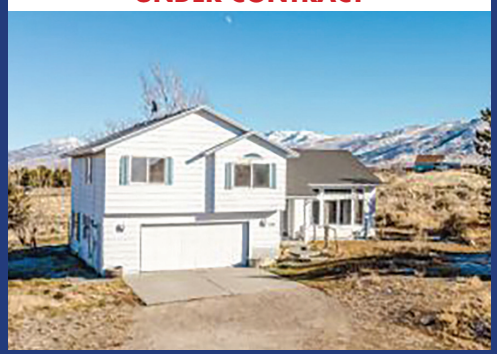


282 Country Club Pkwy • SC
$315,000 | MLS#3627337
4 Bed | 2 Bath | 1,568 SF

COLDWELL BANKER EXCEL

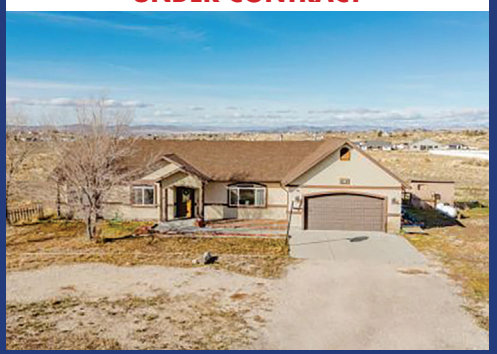
RESIDENTIAL REAL ESTATE IN SPRING CREEK

UNDER CONTRACT



686 Westcott Dr • SC
$370,000 | MLS#3627265
4 Bed | 2.5 Bath | 1,912 SF

UNDER CONTRACT



904 Buckskin Circle • SC
$390,000 | MLS#3627161
3 Bed | 2 Bath | 1,693 SF



410 Edgebrook Ln • SC
$439,000 | MLS#3627420
3 Bed | 2 Bath | 1,611 SF

UNDER CONTRACT



466 Brent Dr • SC
$355,000 | MLS#3627399
3 Bed | 2 Bath | 1,716 SF

Live Well
with
COLDWELL

BUYING OR SELLING?
CALL US
775-738-4078

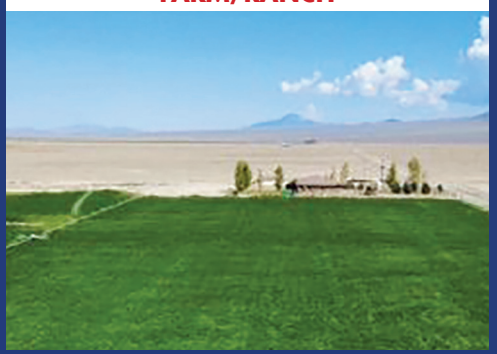
COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN OTHER AREAS



3163 Clubine Rd • Lamoille
$1,295,000 | MLS#3626425
3 Bed | 3 Bath | 3,110 SF

FARM/RANCH



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

UNDER CONTRACT • FARM/RANCH



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



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

FARM/RANCH • UNDER CONTRACT



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

NEW LISTING • UNDER CONTRACT



806 E Wilson Ave • Battle Mtn
$320,000 | MLS#3627223
4 Bed | 2 Bath | 1,814 SF

FARM/RANCH



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



451 Manley Ranch Rd • Round Mountain
$355,000 | MLS#3626439
3 Bed | 2 Bath | 1,728 SF

VISIT US ONLINE FOR MORE INFORMATION AND LISTINGS

WWW.CBELKO.COM

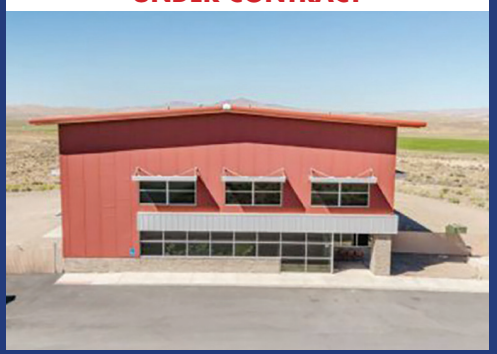
COLDWELL BANKER EXCEL

COMMERCIAL AND INDUSTRIAL PROPERTIES



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

UNDER CONTRACT

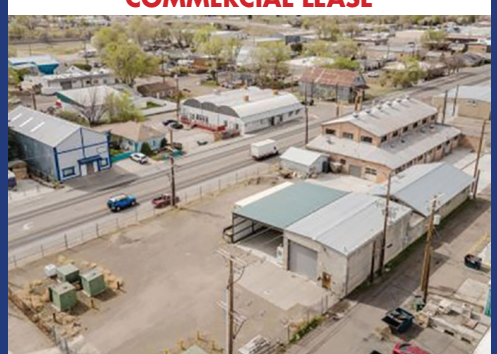


1025 Carlin Trend Dr • Carlin
$3,400,000 | MLS#3626724
3 Bath | 10,856 SF



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

COMMERCIAL LEASE



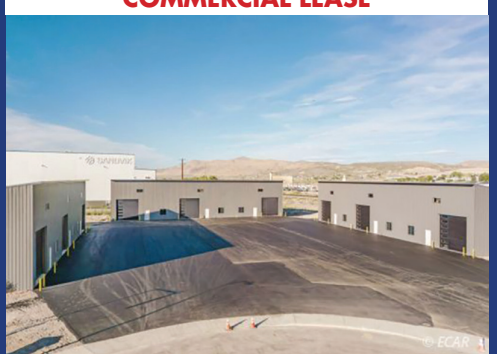
240 7th St • Elko
$1.2/SqFt/Mo| MLS#3626502
2 Bath | 3,408 SF

COMMERCIAL LEASE



2719 Argent Ave • Elko
$1.90/SqFt/Mo | MLS#3626295
2 Bath | 2,520 SF

COMMERCIAL LEASE



177 Walters Court • Elko
$2/SqFt/Mo | MLS#3626272
1 Bath | 3,132 SF

COMMERCIAL LEASE



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

UNDER CONTRACT



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

COMMERCIAL



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

COLDWELL BANKER EXCEL

COMMERCIAL AND INDUSTRIAL PROPERTIES

COMMERCIAL



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



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

COMMERCIAL LEASE

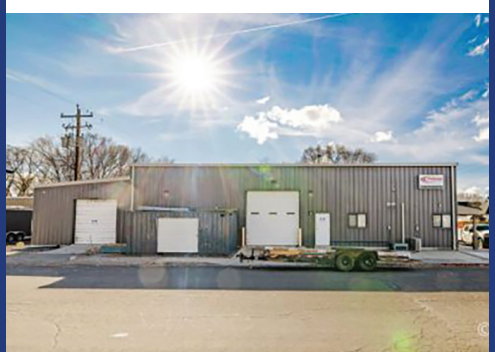


118 2nd St • Elko
$1.49/SqFt/Mo | MLS#3627067
4,026 SF

COMMERCIAL LEASE



1345 Water St • Elko
$1.50/SqFt/mo | MLS#3626947
3 Bath | 19,180 SF



1070 Silver St • Elko
$1.56/SqFt/Mo | MLS#3627162
4,655 SF

VISIT US ONLINE FOR MORE INFORMATION AND LISTINGS

WWW.CBELKO.COM

Live well with Coldwell.

COLDWELL BANKER EXCEL

LAND LISTINGS

COMMERCIAL LAND

ADDRESS	MLS	ACRES	PRICE
TBD US Hwy 93	MLS#3627046	29.21	$438,150
TBD Spruce Road	MLS#3626998	.077	$40,000
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	$40,000
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

Elko Summit Drive, Parcel#1 U/C	MLS#3620547	41.47	$265,000
TBD Jacinto Dr	MLS#3625165	2.27	$6,700
1615 Rockland Dr U/C	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
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
006-10A-001 Parcel	MLS#3627338	160	$500,000

IMPROVED LAND

Mountain View Dr U/C	MLS#3624757	10	$280,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
267 Northglen Dr U/C	MLS#3626548	1.17	$61,200
TBD N US Hwy 93	MLS#3627044	4.437	$110,750
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
327 Lookout Dr U/C	MLS#3626066	2.36	$85,500
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
267 Northglen Dr U/C	MLS#3626548	1.17	$61,200
TBD Emigrant Court	MLS#3625408	10.12	$80,000
472 Foxridge Dr U/C	MLS#3626790	2.13	$85,000
768 Alpine Dr	MLS#3626962	2.06	$75,000
538 Gallinas Dr U/C	MLS#3627368	4	$110,000

SURROUNDING AREAS

TBD E Haskell Street	MLS#3627049	1	$299,000
8th Street	MLS#3625330	1.13	$6,500
Twp 40n Rge Mdb&m Parcel U/C	MLS#3622892	622	$189,000
8th St Ryndon	MLS#3625330	1.13	$6,500
10739 Gadwall Ave	MLS#3626058	1.13	$15,599
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 U/C	MLS#3624757	10	$280,000
80 Acres Parcel # A 8th St	MLS#3626704	80.21	$1,100,000
008-31D-003	MLS#3627381	77.81	$269,900
Quinn River Boulevard	MLS# 3627222	1.14	$9,000
TBD Rock Creel Rd	MLS#3625980	160	$77,500
Indian Hills Dr U/C	MLS# 3627395	2.79	$18,500

Coldwell Banker Excel
is proud and honored
to welcome

Natasha Naumchuk

REALTOR®



775-385-8457

License # S.0190638

to ***Team Blue****!*

You can find Kaitlyn
at the Elko Office
700 Idaho St, Elko, NV

COLDWELL BANKER
EXCEL

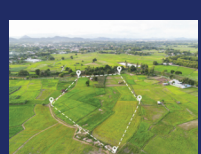
www.CBElko.com

MULTIPLE LISTING SERVICE
REALTOR® MLS

COLDWELL BANKER
COMMERCIAL
EXCEL

HAVE YOU HEARD?





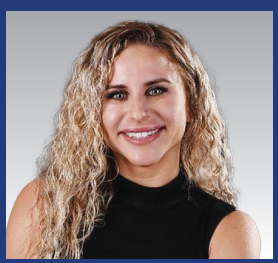




COLDWELL BANKER HAS OPENED A COMMERCIAL DIVISION, **COLDWELL BANKER COMMERCIAL EXCEL;** SPECIALIZING IN COMMERCIAL SALES & LEASING, BUSINESS SALES, AND RANCHING/FARM SALES.

775.738.4078
392 5TH STREET
ELKO, NEVADA

MEET YOUR COLDWELL BANKER EXCEL TEAM



Brandy Anderson Realtor®
NV Lic# S.0190170
385-0485



Carla Bailey
NV Lic# S.0202164
340-9206



Faith Betancourt Realtor®
NV Lic# S.0038662
934-0490



Vicky Blair Realtor®
NV Lic# S.0027506
753-2898



Lina Blohm Realtor®®
NV Lic# BS.0012911
753-2560



Morgan Bollinger Realtor®
NV Lic# S.0198224
775-409-2670



Joe Brown Realtor®
NV Lic# S.0195641
777-5311



Kaitlyn Brown
NV Lic# S.0204811
775-401-3441



Karen Capron Realtor®
NV Lic# S.0040240
934-4225



Madison Clifford Realtor®
NV Lic# S.0200856
775-397-2006



Ben Cortez Realtor®
NV Lic# S.0179236
340-6043



Alexis Davila Realtor®
NV Lic# S.0182985
397-7797



Katherine Davis Realtor®
NV Lic# S.190845
340-1195



Kayla Dorian Realtor®
NV Lic# S.0192411
775-351-7471



Veronica Eldridge Realtor®
NV Lic# S.0062587
937-4288



Julie Gallio Realtor®
NV Lic# S.0196469
775-530-6522



Dsrey Gonzalez Realtor®
NV Lic# S.0198744
702-540-2524



Chastity Harrell Realtor®
NV Lic# S.0189124
775-388-4972



Kathy Heinbaugh Realtor®
NV Lic# S.0200344
775-237-9197



Raquel Hines Realtor®
NV Lic# S.0198456
775-397-1229



Jaren Johnston Realtor®
NV Lic# S.0144656
934-3714



Nawny Jones Realtor®
NV Lic# S.0194875
940-452-5516



Laura Kelly Realtor®
NV Lic# S.0063591
934-4710



Aubrey Lauborough Realtor®
NV Lic# S.0173630
778-1076



Kendrick Lee
NV Lic.# S.0202513
775-934-5172

MEET YOUR COLDWELL BANKER EXCEL TEAM



Natasha Naumchuk Realtor®
NV Lic# S.0190638
775-385-8457



Anna Nunez Realtor®
NV Lic# S.017892
775-934-8995



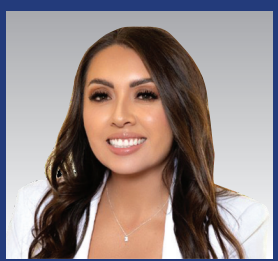
Sierra Petersen Realtor®
NV Lic# S.0189440
340-2393



Kathy Polkinghorne Realtor®
NV Lic# S.0026647
753-3282



Cindy Puccinelli Realtor®
NV Lic# S.0180886
775-340-9824



Erica Quintero Realtor®
NV Lic# BS.0145524
397-2379



Marco Rodriguez Realtor®
NV Lic# S.0197901
775-299-2854



Perla Rodriguez Realtor®
NV Lic# S.0188967
775-513-7882



Pennie Roussin Realtor®
NV Lic# S.0193409
397-5750



Janella Silva Realtor®
NV Lic# S.0169440
397-1957



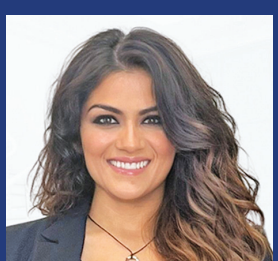
Chanica Sintima Realtor®
NV Lic# S.0203144
561-275-6845



Susan Strong Realtor®
NV Lic# S.0188565
775-846-7982



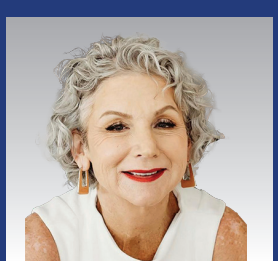
Fabiola Talamantes Realtor®
NV Lic# S.0178925
388-7099



Victoria Torres
NV Lic # S.01955619
775-299-0059



Aintxane Whitaker Realtor®
NV Lic# BS.0001291
340-3516



Jill Wickens Realtor®
NV Lic# S.0061311
934-2098



James Q. Winer Realtor®
NV Lic# BS.0024628
753-2872



Molly Wolf Realtor®
NV Lic# S.0078018
778-5824



Kaci Lynch Broker
NV Lic# B.0145682
397-8935

VISIT US ONLINE FOR MORE INFORMATION AND LISTINGS

WWW.CBELKO.COM

Live well with Coldwell.

From FIRST SHOWING To KEYS

Buying a home is exciting — but for many buyers, especially first-timers, it can also feel overwhelming. Timelines, paperwork, inspections, financing… it's easy to assume the process is more complicated than it really is.

The truth? With the right guidance, buying a home is a **clear, step-by-step journey**, not a mystery. Here's what today's buyers can realistically expect — from the first showing to the moment the keys land in your hand.

STEP ONE: Getting Prepared (Before You Ever Tour a Home)

Before scrolling listings or attending open houses, the smartest first step is **getting financially prepared.** This usually means connecting with a local lender to understand what you qualify for and what monthly payments look like.

This stage often includes:

- A pre-approval (not just a pre-qualification)
- Reviewing credit, income, and down payment options
- Understanding loan programs available to you

Why it matters:

Pre-approval strengthens your offer and prevents surprises later. It also helps narrow your search to homes that truly fit your budget.

PRO TIP:

Pre-approval doesn't lock you into a lender — it simply gives you clarity and leverage.

STEP TWO: Touring Homes & Refining Your Search

Once you're pre-approved, the fun part begins: **house hunting**. Buyers often start with a long wish list, but after touring a few homes, priorities become clearer.

At this stage, a good agent helps you:

- Evaluate neighborhoods, not just houses
- Understand resale value and long-term potential
- Spot features that can (and can't) be changed later

This is also where expectations adjust — and that's normal. Most buyers refine their must-haves after a few showings.



STEP THREE: Making an Offer (And Negotiating Smartly)

When you find "the one," your agent will help you craft a strong offer based on:

- Market conditions
- Comparable recent sales
- Seller motivation
- Timing and contingencies

Contrary to popular belief, **price isn't the only negotiating tool.** Closing timelines, inspections, and financing terms can all play a role.

This step often moves faster than buyers expect — sometimes within a day or two.

STEP FOUR: Inspections, Appraisal & Due Diligence

Once under contract, the focus shifts from excitement to **verification and protection.**

During this phase, buyers typically:

- Schedule a home inspection
- Review repair requests, if needed
- Complete the appraisal required by the lender

This step ensures the home's condition and value align with the purchase price. It's also where experienced agents add tremendous value — helping interpret reports

IN HAND

What Today's Buyers Should Expect When Purchasing a Home

and negotiate solutions rather than letting small issues derail the deal.

COMMON MISCONCEPTION:

"If something comes up in inspection, the deal falls apart."

In reality, most issues are resolved through negotiation or credits.

STEP FIVE: Final Approval & Closing Day

After inspections and appraisal are complete, your lender finalizes the loan. This includes:

- Final underwriting review
- Verifying documents
- Issuing the "clear to close"

Buyers will then sign closing documents, funds are transferred, and — just like that — ownership changes hands.

From contract to keys, this stage typically takes **30–45 days,** though timelines can vary.



How Long Does the Entire Process Take?

While every transaction is different, a general timeline looks like this:

- **Preparation & Pre-Approval:** 1–2 weeks
- **Home Search:** A few days to a few months
- **Under Contract to Closing:** 30–45 days

A knowledgeable agent and responsive lender can often keep things moving smoothly — even when challenges arise.

Why Having the Right Team Makes All the Difference

The biggest difference between a stressful experience and a smooth one often comes down to **who's guiding you.**

A strong agent:

- Explains each step before it happens
- Anticipates potential issues
- Communicates clearly with all parties
- Advocates for your best interests

A strong lender:

- Sets realistic expectations
- Keeps timelines on track
- Explains numbers in plain language

Together, they turn a complex process into a manageable one.

The Bottom Line

Buying a home doesn't have to feel intimidating. When you understand the steps — and have professionals who walk you through each one — the process becomes far less stressful and far more rewarding.

From first showing to keys in hand, today's buyers don't need to know everything — they just need the **right guidance at the right time.**



SNYDER MECHANICAL

CELEBRATING 45 YEARS

1981 - 2026

Northeastern Nevada's Premier Mechanical Contractor Since 1981

The BEST of Elko County!

READERS' CHOICE

FOOD & DRINK • ENTERTAINMENT • RECREATION • SERVICES

WINNERS

8 YEARS STRAIGHT

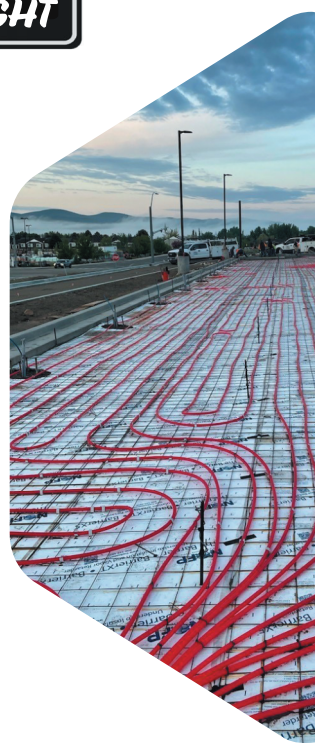
HVAC

- Heating / Air Conditioning
- Ventilation / Dust Collection

PIPING

- Carbon/Stainless/Process
- Drain, Waste & Vent
- HDPE Piping & Equipment
- Water, Air, Gas





SERVICE

- Plumbing
- HVAC Repair & Installation
- Backflow Valves
- Natural Gas Conversion



MINING. COMMERCIAL. RESIDENTIAL.

775.738.5616 ▪ Elko, NV

snydermechanical.com

Market Update

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

January 2026 Residential MLS Statistics

Northern NV	Avg Home $	Avg DOM	# Sold YTD
Battle Mountain	$ 270,408 ⬆	1490 ⬇	56
Elko	$ 411,925 ⬆	49 ⬆	241
Reno / Sparks	$ 659,802 ⬆	87 ⬆	5,658
Spring Creek	$ 436,008 ■	59 ⬆	214
Tahoe / Inc Village	$ 2,709,382 ⬆	136 ⬆	253
Winnemucca	$ 375,832 ⬆	104 ⬇	239

Arbor Financial January 2025 Rates Actuals

30-Year Fixed:	5.87% ⬆	30-Year FHA:	5.5% ■
3-2-1 Buy Down:	2.99% ■	30-Year VA:	5.62% ⬆

Content provided by Joe Brown, REALTOR®

NEVADA BANK & TRUST

Caliente | Elko | Ely | Mesquite

LOAN PRODUCTS INCLUDE

- USDA - 0% Down Payment
- FHA - 3.5% Down Payment
- VA Veterans, Active Military - 0% Down Payment
- ITIN (US Resident Alien)
- Conventional
- Jumbo
- Reverse Mortgage
- ARM (Adjustable Rate)
- 2-1 Buydowns

AND MANY MORE!!



COMMUNITY
BANKING
ITS WHO WE ARE

It's what we do.

Member FDIC EQUAL HOUSING LENDER

www.nevadabankandtrust.com

HAPPY

St Patrick's DAY



Specializing In Horse and Ranch Property

Allie Bear Real Estate



Allie Bear, Broker/Realtor • 775-777-6416

B.0007000.LLC

Ranches & Residential



452 COUNTRY CLUB PLAZA

4 Bedroom, 2.5 Bath Ranch-style with Oversized 3-car Garage, Scenic Hillside near Golf Course.

Spring Creek – $610,000



CATTLE & SHEEP RANCH OPPORTUNITY

970 acres of Prime Land, Abundant, Groundwater & Springs
40' x 200' Sheep Handling Facility

Eureka – $7,500,000



1124 AVENUE H

Beautifully Refreshed 3-bedroom, 1-bath gem in the heart of Ely
1,777 sq. ft., New Flooring, Fresh Paint, abundant Natural Light

Ely – $175,000



2623 N. CANYON ROAD

3.6 acres, Corner Lot, Fenced and Cross-fenced,
Corrals, Old "Fixer Upper" Single-wide

Lamoille – $350,000

Commercial



MULTI-ZONED (COMMERCIAL & RMH)

39.86 acres, Water, Electricity

Lamoille Highway, Elko – $280,000



1245 ALPHA STREET

3,824 sq. ft.,
Building plus Fenced Parking

Ely – $1,350,000



223 ACRES with HOT SPRINGS

Owner will Carry:
Low Down, Low Interest

Contact/Jackpot – $950,000



RESIDENTIAL • RANCH • HORSE PROPERTY • COMMERCIAL • ACREAGE

Make the Right Move!

775-738-8535 | www.ARanchBroker.com | 3711 Sundance Dr., Elko

Land Lots Acreage

Residential ▪ Agricultural ▪ Commercial ▪ Undeveloped

We have land parcels Large, Medium, and Small!

RARE OPPORTUNITY

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

Parcels are part of a generational family ranch.

Starr Valley / Deeth

2 Lower Starr Valley Rd – $125,000
3 Lower Starr Valley Rd – $150,000
4 Lower Starr Valley Rd – $150,000



2.72 ACRES IN RYNDON!

Short drive to Elko with beautiful views of the mountains. Go for a drive & have a look at this lot!

Roosevelt Ave., Elko – $9,800

RIVER RANCH 40 ACRES!

Unimproved Land: NW4NE4; SEC/LOT: 25 TWN/BLOCK: 37N RNG: 58E ACRES

Elko – $12,500

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

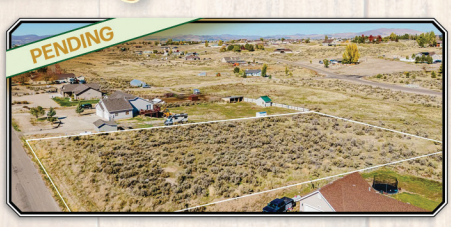
Sales Pending



584 THISTLE DRIVE

4 Bed, 2.5 Bath, 2,622 sq. ft., 2 Acres

Spring Creek



565 ABARR DRIVE

1-acre lot. Country living close to town.

Spring Creek



305 KIMBLE DRIVE

3 Bed, 2 Bath, 2.44 acres, Shed with power

Spring Creek



933 NORTH INDUSTRIAL WAY

8,800 sq. ft. industrial Building, 20 acres.

Ely

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



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



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



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



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



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



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



Justus Quality Cleaners

775.397.4222 • elkocountycleaners@gmail.com



• Residential & Commercial

• Monthly – Weekly – Bi-Weekly

• Weekdays or Weekends • Licensed and Insured

YOU DON'T NEED THE LUCK OF THE IRISH TO GET FAST & RELIABLE FIBER INTERNET...

Just

CC Communications

SIGN UP TODAY!

ElkoBroadband.com

Your Title and Escrow for Northeastern Nevada Since 1990

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.



John Sorensen
Division President
Stewart Title-Elko
810 Idaho St
Elko, NV 89801
O 775.738.5181
M 775.397.6038
F 866.392.1815
john.sorensen@stewart.com
stewart.com/elko

stewart TITLE

© 2025 Stewart. All rights reserved. | 925550