NORTHERN NEVADA REAL ESTATE GUIDE

MAY 2026



KAZA REALTY PUTTING THE

REAL

BACK IN REAL ESTATE

Kaza Realty

Get to know the team behind **KAZA REALTY** and what sets us apart.

See how we show up for our **CLIENTS** and our **COMMUNITY** every step of the way.

KRISTINA GARCIA-DRAKE
BROKER
#B.0146606

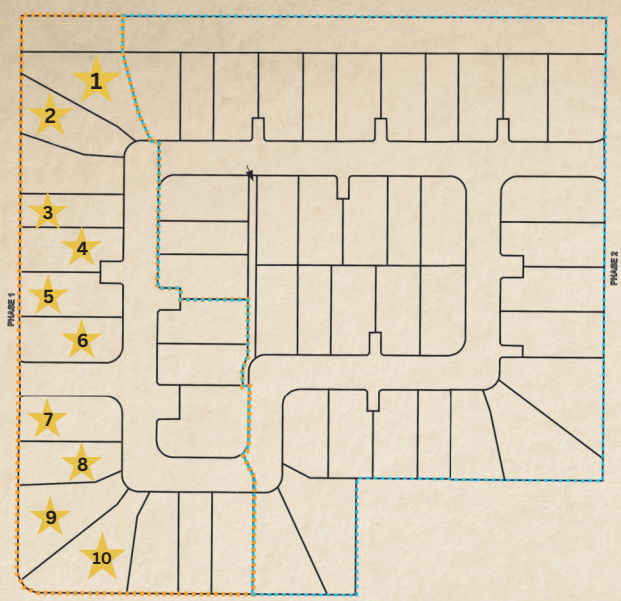
SANDRA VELAZQUEZ
REALTOR®
S.0191589

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

May 2026

On the Cover:

Meet Kaza Realty
on page 14 & 15
kazarealtyelko.com

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

Mandy Highland - 775-738-7638
mhighland@elkodaily.com

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TABLE OF CONTENTS

Allie Bear 22-23
Anthem Internet. 39
Artistic Curb and Landscape 24
Backherms Group, Keller Williams Realty 17
Bailey Homes 4-5
Bawcom Real Estate 26-33
Bottari Real Estate 8-12
CC Communications 63
Coldwell Banker Excel 40-57
Colette Reynolds Group, Signature Real Estate 18
Dobbs Legacy Movers 13
Edwards Jones - Kaitlin McMullan 6-7
Gaeta Real Estate Group, LPT Realty 36
Justus Quality Cleaning 62
Kaza Realty 14-15
Liza Baumann, eXp Realty 37
Nevada Bank & Trust 61
Presidio Real Estate West 2
Signature Real Estate 19
Shipp Group, LPT Realty 34-35
Snyder Mechanical 20
Stewart Title 64
Tara Sandoval, Keller Williams 16
Trinity Realty 25
WFG 21

BAILEYHOMES
LIVE BETTER

SINCE 1976 — STILL BUILDING

For nearly five decades, Doug Bailey has been building homes across Elko County — not from a distance, but in the work itself.

Since 1976, he has stayed directly involved in the field. Long before a home is finished, the work begins in the framing, the materials, and the decisions that determine how it will stand and how it will live. Markets have shifted, designs have changed — but he never stepped away.

Alongside him, his wife, Kathy Bailey, has been a steady presence — supporting the business, the family, and the life built around both.

Many builders have come and gone. What defines **BAILEY HOMES** is continuity — the same builder, still showing up, still building.

That legacy isn't something remembered. It's still being built.



Doug and Kathy Bailey

By The Numbers

50+ YEARS BUILDING IN ELKO COUNTY

1976 YEAR FOUNDED- STILL FAMILY OWNED

1st GENERATION BUILDER, STILL ON THE JOB

BUILT RIGHT - BUILT LOCAL - BUILT TO LAST

BAILEYHOMES
LIVE BETTER

MOVE-IN READY — AVAILABLE NOW



THE WATERFORD

2953 Eleanor Ct. in Elko

Ruby Mtn Peaks Subdivision

4 Beds - 2 Baths

2-car Garage - 1938 sqft

$536,900



THE PARKS

2908 Aria Way in Elko

Ruby Mtn Peaks Subdivision

3 Beds - 2.5 Baths

3-Car Garage - 2-Story

$489,900

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



Carla Bailey, REALTOR®

Coldwell Banker Excel

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

Call or text Carla: 775-340-9206

Scan here to see available Bailey Homes

Edward Jones®



Emergency funds offer breathing room when it matters

Everyone needs an emergency fund. Financial experts recommend it, and we've all experienced surprise expenses: a costly car repair, a broken water heater or unexpected medical bills. Despite our best intentions, building a financial cushion can feel impossible. After rent or mortgage, groceries, utilities and everyday expenses, it seems there's nothing left to save.

If this sounds familiar, you're not alone. Many Americans struggle to maintain emergency savings. But building those savings doesn't necessarily require massive lifestyle changes or windfalls. With a strategic approach and realistic milestones, you can create the financial safety net you need.

Start small and build momentum. Traditional advice suggests saving three to six months of total expenses. It's excellent goal but can feel overwhelming when you're starting from zero.

Instead, begin with a more achievable target, such as $500 or a full month's worth of expenses. The key is to get started and contribute consistently.

Even a few hundred dollars can provide meaningful protection and help you avoid relying on credit cards or high interest loans. This initial milestone can cover many medium-sized emergencies. Once you reach the first milestone, work toward one and a half to two months of expenses, then the full three to six months.

Find money you didn't know you had. Building your emergency fund doesn't always

require cutting expenses. If you're employed, set up automatic transfers from your paycheck into a separate savings account. Cancel subscriptions you rarely use, shop around for better insurance rates and take advantage of sales whenever you can.

Consider saving windfalls like tax refunds, work bonuses or birthday money. If your budgeted expenses come in lower than expected — perhaps your health care costs or home maintenance needs were less than anticipated this month — save the difference in your emergency fund.

Have a dedicated account for your fund. Keep your emergency savings in a separate account from your regular checking, so you're less tempted to use the money for non-emergencies. Choose an account that's easily accessible and without penalties and, while you shouldn't invest emergency money in stocks or bonds, look for an account that earns interest.

Balance competing priorities. Building an emergency fund is important, but it shouldn't come at the expense of other crucial financial goals. If you're carrying high-interest debt or missing out on your employer's retirement contribution matches, address those priorities first, while still building your emergency savings.

Ultimately, you'll want to balance your emergency fund with other goals. To determine an emergency savings target, consider your personal risk for unexpected expenses, your job security and family circumstances. You may need three to six months' worth of savings, or possibly some other amount. If this step feels overwhelming, ask a financial advisor to help you come up with a suitable plan.

The path to financial security requires progress rather than perfection. Begin where you are, use what you have and take one small step at a time. That first $500 might feel modest, but it represents the freedom to handle whatever life throws your way.

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In person or online - we can meet in a way that works for you.
Let's map out your future together.

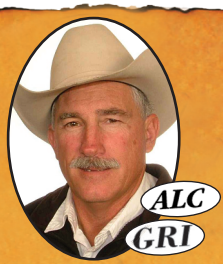


Kaitlin McMullan, CFP®
Financial Advisor
2213 N 5th St Ste A
Elko, NV 89801
775-738-8525

>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

PENDING

On H[illegible] adjacent to Rail access [illegible] 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.



PENDING

Great small farm ... x. 16 miles South of Wells, N... nto US Hwy 93. The property ... adjoining parcels with the res... ...ts on a 83.12 Acre parcel and ... acre pivot on 160 acre parcel. ... and the residence have been rented ...ey haven't been extended at this time. ...dition to the 2675 sq ft 3 bedreeom 2 ½ bath ...me 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 right... ...me 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.

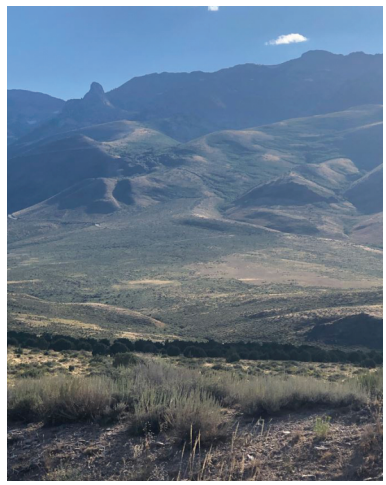
Priced at $525,000

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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 1 is pending. Parcel 2 is sold; Parcel 1 on Northside still available. All have access onto the paved highway.
Price: $150,000 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.

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599 Humboldt Ave Commercial

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

Priced at $325,000.



268 5th Street

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

Cottage is priced at $285,000.



745 Salduro St. Wells, Nevada

New 1920 Sq. ft. Manufa[illegible] on foundation and with Energy Star Certi[illegible] 2 bath with modern kitchen w[illegible] Steel appliances.

SOLD

Priced at $299,000.



530 South Shoshone Avenue

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

Price at $290,000.

— WWW.BOTTARIREALTY.COM —

Exceptional Horse Property in Elko at 2110 Pratt Drive









SOLD

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

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

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Putting the Real Back in REALTOR'S® and Real Estate
Rooted in People. Built on Trust.
At Kaza Realty, the word real is not just part of the title, it is the foundation of everything we do.
The name "Kaza" comes from casa, meaning home, a place of comfort, security, and connection. But for us, it goes deeper. Kaza represents Home, Trust, and Identity. It reflects our belief that buying or selling a home is not just a transaction, it is a life moment.
K.A.Z.A. also stands for who we are at our core, Knowledgeable Agents, Zealous Advocacy. Every client we work with receives guidance rooted in experience and advocacy that never backs down. We are here to protect your interests, answer your questions, and stand beside you every step of the way.
Kaza Realty was built on the idea that real estate should feel personal. After years in the industry, our founder recognized that too many people felt like just another deal. Kaza was created to change that. Here, relationships matter. Conversations matter. People matter.
That is why we go beyond the closing table. Through our podcast, Rooted in Real Estate, we are having real conversations about real estate, sharing insights, stories, and honest discussions that help people feel more confident and informed. It is one more way we stay connected to our community and continue showing up as a trusted resource.
At Kaza Realty, you are not just a client. You are part of something bigger. A place where trust is earned, relationships are built, and every story matters.
Because this is more than real estate. This is home.

Devolviendo lo REAL a REALTOR® y al mundo de bienes raices.
Centrados en las personas. Basados en la confianza.
En Kaza Realty, la palabra REAL no es solo parte del nombre, es la base de todo lo que hacemos.
El nombre "Kaza" viene de casa, que significa hogar: un lugar de comodidad, seguridad y conexión. Pero para nosotros significa aún más. Kaza representa Hogar, Confianza e Identidad. Creemos que comprar o vender una casa no es solo una transacción, es un momento importante en la vida.
K.A.Z.A. también representa quiénes somos: Agentes con conocimiento y apasionados. Cada cliente recibe guía basada en la experiencia y un respaldo firme. Estamos aquí para cuidar tus intereses, resolver tus dudas y acompañarte en todo el proceso.
Kaza Realty nació con la idea de que la venta y compra de propiedades debe sentirse más humana. Después de años en la industria, veíamos que muchas personas se sentían como una venta más. Kaza se creó para cambiar eso. Aquí, las relaciones importan. Las conversaciones importan. Las personas importan.
Por eso vamos más allá del cierre.
Sandra Velázquez, REALTOR®, está aquí para ayudarte y guiarte durante toda la transacción y aún después.
En Kaza Realty, no eres solo un cliente. Eres parte de algo más grande. Un lugar donde la confianza se gana, las relaciones crecen y cada historia importa.
Porque esto es más que bienes raíces. Esto es hogar.

KRISTINA GARCIA-DRAKE
775.934.7278
BROKER
#B.0146606

SANDRA VELAZQUEZ
775.934.0139
REALTOR®
S.0191589

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

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ELKO AREA CHAMBER

May 21st

5:30 to 7:00

Food, Raffles & Networking





naf newamerican FUNDING

Kaza Realty

501 OAK STREET ELKO

HI, I'M TARA!
Your Local Real Estate Expert

I wanted to officially introduce myself. I am Tara Sandoval, your local real estate expert and proud member of the community.

I represent both buyers and sellers in the Elko & Spring Creek area and closely follow market trends and property values. The market is always changing, and I'd love the opportunity to provide you with a personalized market analysis to show what your home could be worth.

My passion is matching people and families with homes they can live and grow in. Whether you're buying, selling, or just exploring your options, I'm here to help every step of the way

Tara Sandoval
REALTOR® S.0195536

kw VIP
KELLERWILLIAMS. REALTY



775.397.2316

Memorial Day

FEATURED LISTINGS

1676 Anderson Creek Rd. Round Mtn.
1 bed | 1.5 baths | 37.35 Acres



6184 Mesa Dr. Elko
3 bed | 2 baths | 10 Acres



457 Glen Haven Dr. Spring Creek
2 bed | 2 baths | 2.04 Acres



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775-934-0862

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REALTOR S. 0178459

775-934-9575

SELLINGELKO@GMAIL.COM
WWW.COLETTEREYNOLDSGROUP.COM

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Marcella Syme
775.934.5185
bs.146816.mgr

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April Fools!

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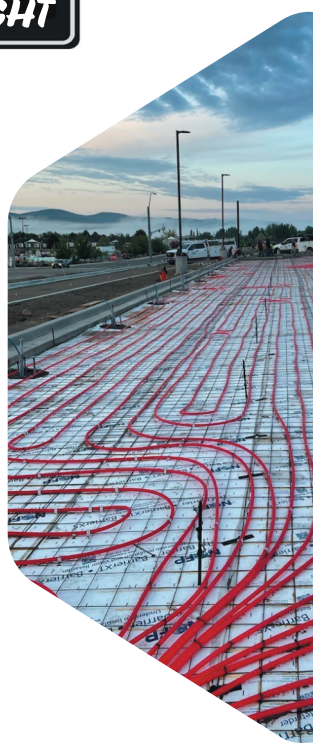
HVAC

- Heating / Air Conditioning
- Ventilation / Dust Collection

PIPING

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





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- Plumbing
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- Natural Gas Conversion



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TAKE ADVANTAGE OF OUR DISCOUNTS OFFERED TO OUR VALUED CUSTOMERS!

CONTACT US



ROWENE GUTOWSKI
Sr. Escrow Officer
702.789.7205
RGUTOWSKI@WFGTITLE.COM



KIRSTEN MOYER
Escrow Officer
775.440.6329
KMOYER@WFGTITLE.COM



CHERYL ROSALES
Escrow Officer
702.777.8271
CROSALES@WFGTITLE.COM



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



LAURIE DOUGLAS
Sales Representative
702.957.0517
LDOUGLAS@WFGTITLE.COM

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Elko, Nevada 89801

WFG DISCOUNTS

ESCROW FEE DISCOUNTS

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

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

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

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

TITLE RATE DISCOUNTS

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

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Residential



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4 Bed, 2.5 Bath Ranch-style, Oversized 3-car Garage, near Golf Course.

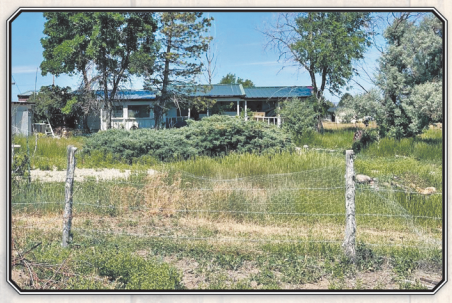
Spring Creek – $595,000



28910 KINGS RIVER ROAD

2 Bed, 2 Bath 2.5 acres, Country Retreat, Panoramic Views, Spacious Shop

Orovada – $275,000



2623 N. CANYON ROAD

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

Lamoille – $350,000



1124 AVENUE H

3 Bed, 1 Bath, 1,777 sq. ft., New Flooring, Fresh Paint, abundant Natural Light

Ely – $155,000

Commercial



101 CARSON ROAD

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

Battle Mountain – $365,000

ELY HIGH VISIBILITY

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

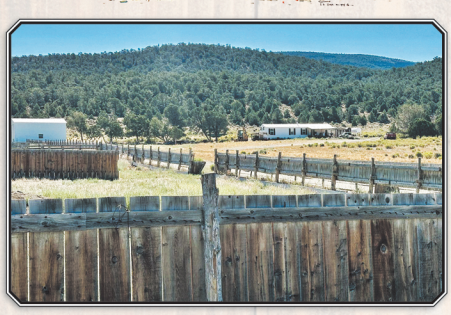
950 N McGill Highway, Ely – $349,000

ELY INVESTMENT OPPORTUNITY

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

1230 E Aultman St , Ely – $295,000

Ranches



RANCH OPPORTUNITY

970 acres, Abundant Groundwater, 40' x 200' Sheep Handling Facility

Eureka – $7,500,000



223 ACRES with HOT SPRINGS

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

Contact/Jackpot – $950,000



MULTI-ZONED (COMMERCIAL & RMH)

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

Lamoille Highway, Elko – $250,000

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Land • Lots • Acreage



10 FENCED ACRES

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

Button Point/Winnemucca – $70,000



2.5 ACRES KINGS RIVER VALLEY

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

Orovada – $50,000



2.5 ACRES KINGS RIVER VALLEY

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

Orovada – $50,000

RARE OPPORTUNITY

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

Parcels are part of a generational family ranch.

Starr Valley / Deeth



2 Lower Starr Valley Rd – **$125,000**



Middle Parcel
3 Lower Starr Valley Rd – **$150,000**



Closest to Ranch Meadow
4 Lower Starr Valley Rd – **$150,000**

RIVER RANCH 40 ACRES!

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

Elko – $12,500

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

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

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



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



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



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CURB AND LANDSCAPE

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JESSE JAMES
BEFORE, DURING AND AFTER THE SALE

"Wherever there is a human being, there is an opportunity for KINDNESS"

Let's make May a month of new beginnings and meaningful connections.

#KindnessMatters

#SpreadKindness

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NV LIC #S.0187983

jesse james
REALTOR®
775.777.5220
NV LIC #B.0017015

lyndsey cortez
REALTOR®
775.934.5877
NV LIC #BS.0144238

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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

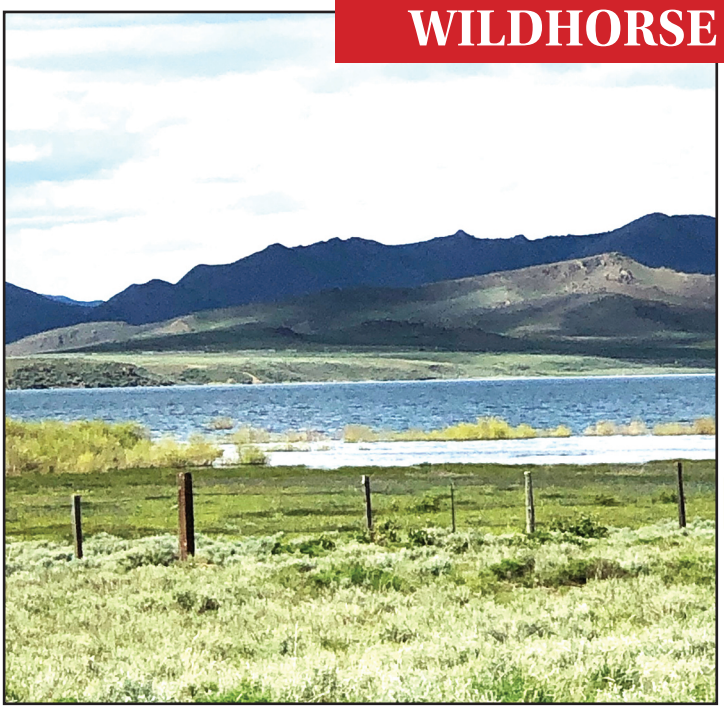


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WILDHORSE RESERVOIR



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

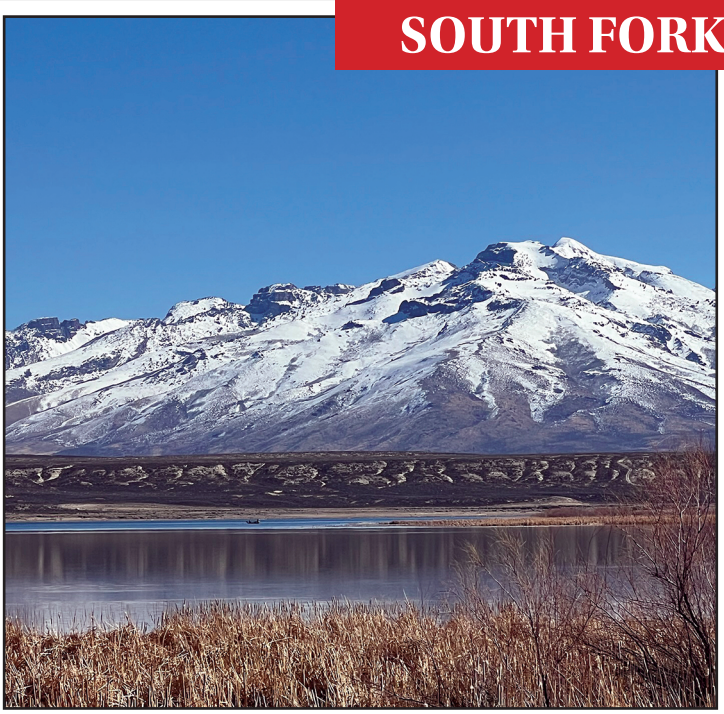
elkoweb@blm.gov

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

Jasper-agent owned. Partially improved

ADDITIONAL LOTS AVAILABLE

SOUTH FORK RESERVOIR



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

parks.nv.gov

009 Grant	4.34 acres	$ 24,500
007 Beauregard	2.27 acres	$ 24,900
000 Grant	2.07 acres	$ 25,000
2016 Pickering	2.07 acres	$139,000

Fully improved, partially fenced.

ADDITIONAL LOTS AVAILABLE

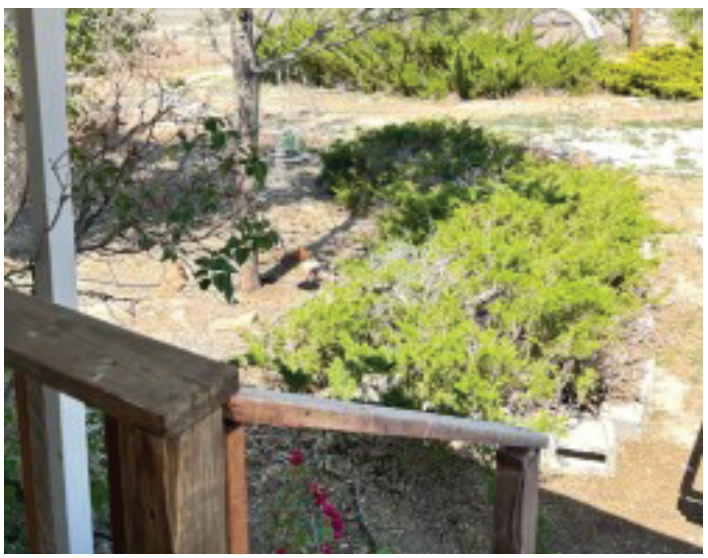
VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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

000 PILOT ROAD-MONTELLO AREA

ROOM TO ROAM THE VALLEYS & THE MOUNTAINS









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

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775-934-0919
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775-934-3281
tatebawcom@hotmail.com
NVLic# S.0204923



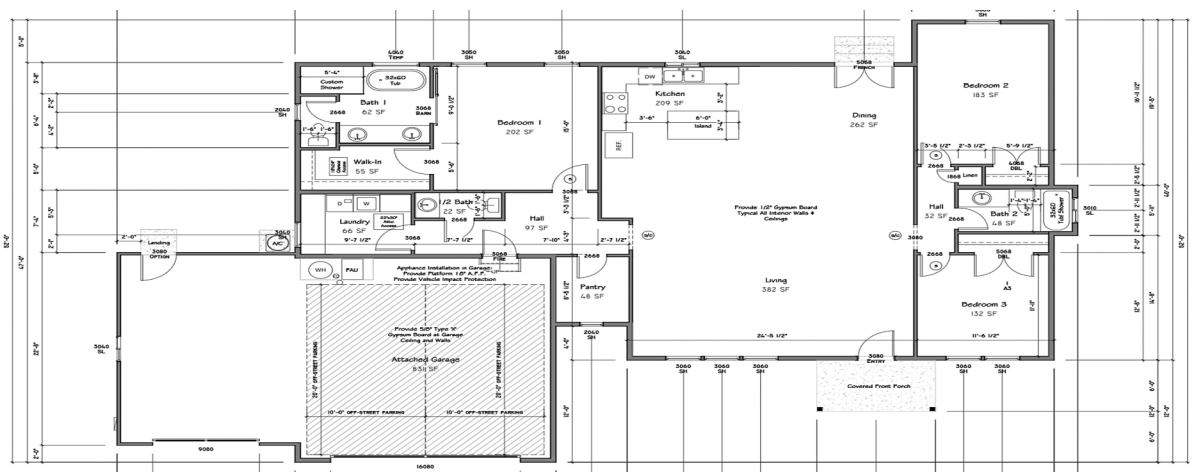
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SEARCHING FOR A QUALITY NEW CONSTRUCTION HOME TO CALL YOUR OWN?
LOOK NO FURTHER! WETMORE CONSTRUCTION NV# 0082732
BRAND NEW HOME WAITING FOR YOU AT 715 AESOP DRIVE, SPRING CREEK

CHARM WITH CHARACTER!







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

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

216 DYSART CIRCLE-LAMOILLE

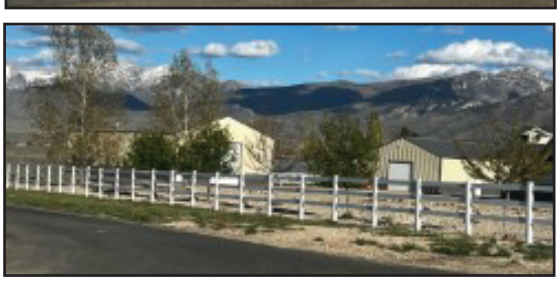
10 FLAT ACRES





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





994 HILLROSE-SPRING CREEK

NO COOKIE–CUTTER HOME!

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

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4 LICHT PARKWAY - 5.3 ACRES

CLOSE TO IT ALL!





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

LOWER LAMOILLE ROAD AND HOG TOMMY





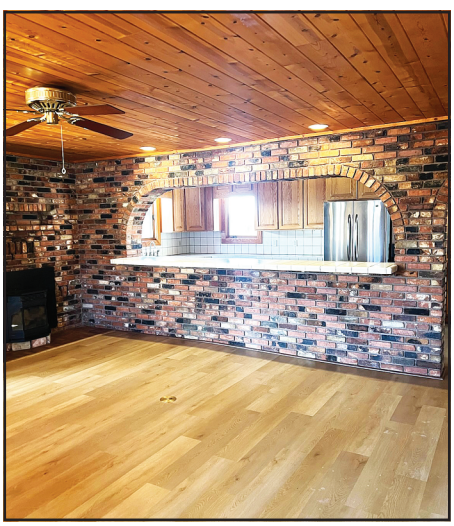
This 57.31 acre property starts at the convergence of the two roads. Drive up either road to get a view of the property and what it has to offer. Fantastic view of the Ruby Mountains and the surrounding area from the upper portion of the property. Spring located at the bottom of the lot and look at all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

VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

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

688 LAMOILLE ROAD-LAMOILLE

RUSTIC CHARM DOWNTOWN LAMOILLE





This home has so much character and updating, you need to take a peek and start packing! There are 3 bedrooms (one is detached from the house, could be man cave, office, craft), 2 bathrooms, new roof on both buildings, new septic, large 2 tiered rear Trex deck -partially covered, stamped concrete, curbing, sprinklers, lawn, mature trees and plants. **$545,000 SELLER WILL PAY $7,000 TOWARD BUYERS CLOSING COST OR BUY DOWN ON INTEREST RATE.**

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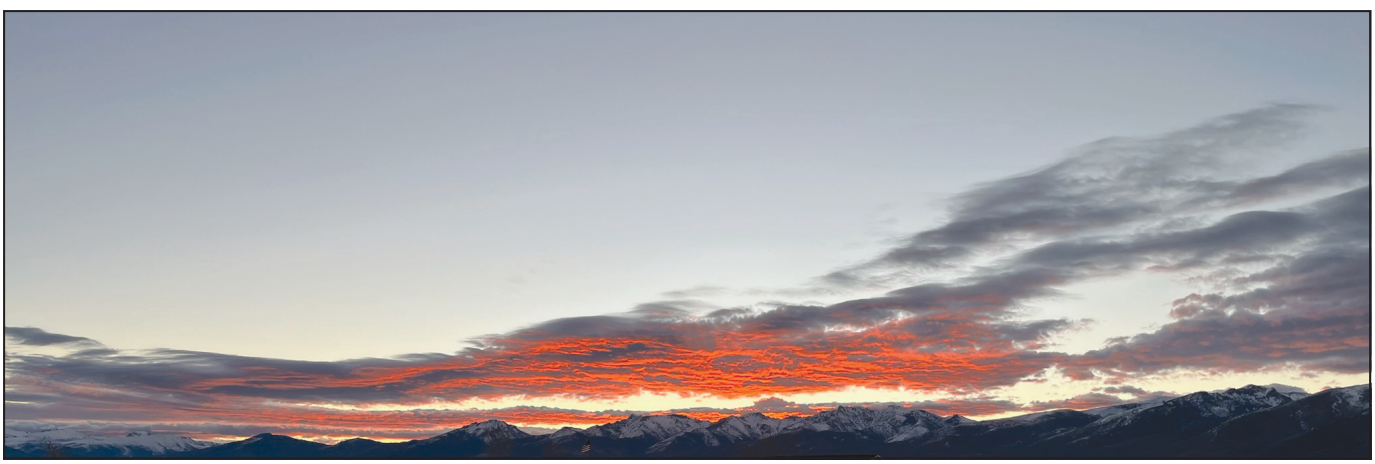
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IS THIS THE VIEW YOU WOULD LIKE TO ENJOY EVERY DAY?





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

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

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

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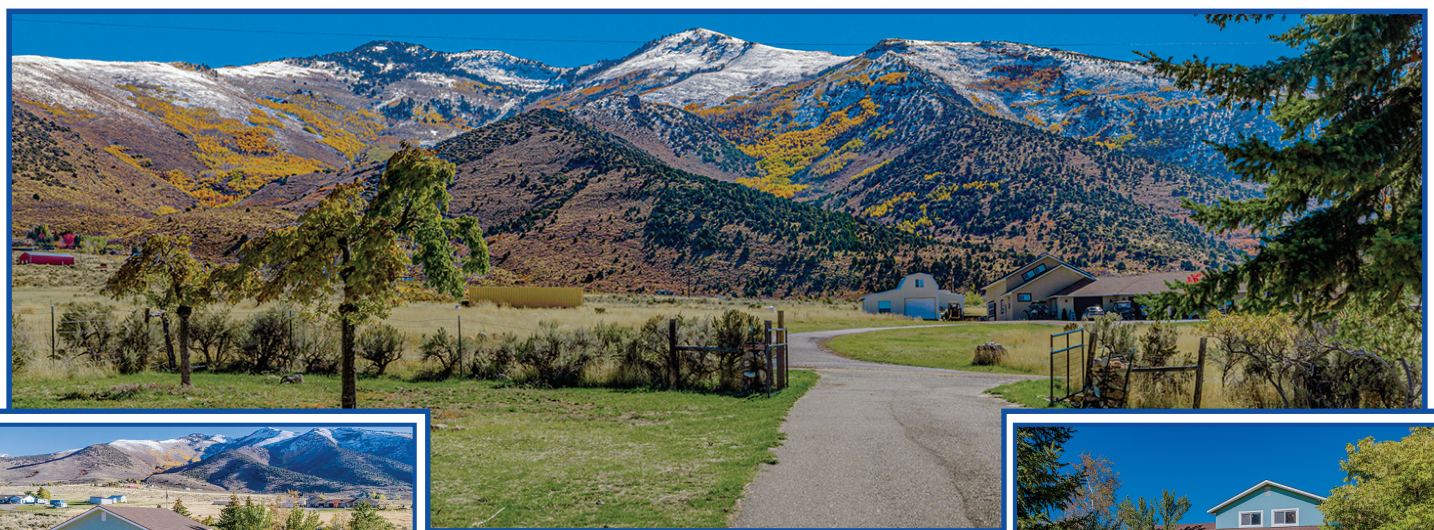
32 Spring Creek Pkwy
Spring Creek, NV
Ofc: (775) 753-6379

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

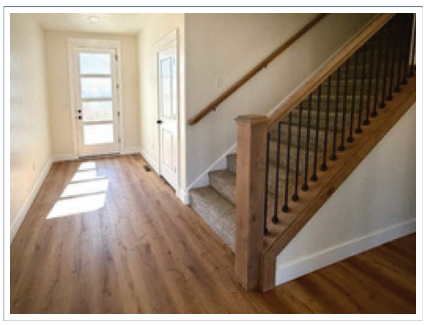


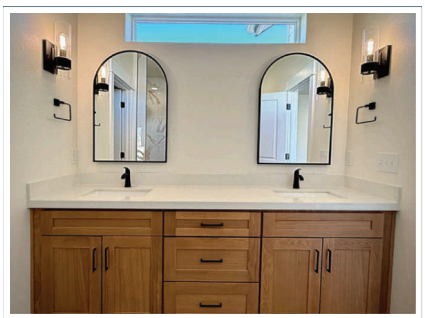
3 Bed • 3 Bath • 2,922 sqft • 10 acre lot

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

BRAEMAR









Braemar Construction is redefining what it means to build your dream in Northern Nevada. As one of the region's premier home builders, Braemar combines exceptional craftsmanship with thoughtful design to create homes that are as functional as they are beautiful. Braemar works closely with homeowners to bring their vision to life–from spacious homesites and modern floorplans to carefully selected finishes that reflect each client's unique style. Whether building a custom home or developing new communities, Braemar is committed to quality, integrity, and helping families create a place they're proud to call home. With a passion for turning ideas into reality, Braemar Construction continues to lead the way for those ready to truly Build Your Dream. Ready to start building your dream? Connect with us today to learn more about available homes, locations, and the possibilities with Braemar Construction.

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5310 MARLA DRIVE

Spacious and versatile, this brand-new home offers the flexibility of a 4-bedroom, 2-bath layout or 3 bedrooms with a dedicated office. The large living room and open kitchen/dining area create the perfect setting for entertaining or family gatherings. The primary suite features spa-inspired finishes, including a freestanding tub, custom tile shower, double vanities, and a spacious closet. Located in a beautiful neighborhood, this thoughtfully designed home combines style, comfort, and modern living. Price to be verified with builder prior to contract.



787 RUSTIC COURT

Nestled beside BLM land with breathtaking views, this well-maintained 2-bed, 2-bath home offers rare privacy and open space. Recently remodeled with numerous upgrades, the home provides a comfortable and inviting living environment. Enjoy the spacious deck & patio—perfect for relaxing or entertaining while taking in the scenery. The property also features three storage sheds for added functionality. Furniture, washer, dryer, and a riding lawn mower are included, making this a move-in-ready opportunity for peaceful living with unforgettable Ruby Mountain views.



2057 EAGLE RIDGE LOOP

Experience modern living in this stunning 4-bedroom, 3-bathroom home located in one of Elko's most desirable neighborhoods. With 3,014 square feet of thoughtfully designed space, the home features vaulted ceilings, spacious bedrooms, and a versatile den or office. Ideal for both entertaining and everyday comfort. A spacious 3-car garage offers ample storage, while the prime location provides quick access to shopping, work, and all the conveniences of town. Impeccably maintained and move-in ready, this home is a rare find.

GAETA REAL ESTATE GROUP | lpt realty

Changing Lives. Daily.



Juanita is always the first person I recommend to my family and friends when they are looking to sell or buy! Juanita has also helped us find and sell a few of our flips over the years!!

Love working with the Gaeta Group. They are knowledgeable and caring. Can't go wrong with this team.

Thank you so much, Crsytal Carlos, for your help in purchasing our first home. It was very easy to work with you, and you helped us a lot with our questions.

Manny & Cai were a pleasure to work with! Very patient, knowledgeable, and they cared.

Emma is very professional and honest. Great place to deal with. I would highly recommend to work with when buying a home.

We had an absolutely fantastic experience working with Amber! From the very beginning, she truly took the time to listen to what we wanted and needed, which made the entire process feel personalized and stress-free.

Very helpful team! Very knowledgeable! LeeAnn Benavides will help you find the house of your dreams!

NV Lic#: BS.145352

ELKO-HOMES.COM

1.06 ACRE VIEW LOT | AMBER WAY
HAMILTON STAGE SUBDIVISION | $27,000



Scenic Hillside Lot with Valley Views

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







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

eXp REALTY

NV License # S.0189600 | MLS

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LIZA BAUMANN
REALTOR®



Market Update

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

March 2026 Residential MLS Statistics

Northern NV	Avg Home $	Avg DOM	# Sold YTD
Battle Mountain	$ 319,820 ⬆	219 ⬇	13
Elko	$ 403,980 ⬇	58 ⬆	31
Reno / Sparks	$ 698,629 ⬆	99 ⬆	582
Spring Creek	$ 437,948 ⬆	86 ⬆	25
Tahoe Area NV	$ 3,666,447 ⬆	176 ⬆	21
Winnemucca	$ 383,559 ⬆	131 ⬇	38

Arbor Financial March 2026 Rates Actuals

30-Year Fixed:	5.61% ⬇	30-Year FHA:	5.1% ⬇
3-2-1 Buy Down:	5.86% ⬆	30-Year VA:	5.49% ⬇

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RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



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

NEW LISTING



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

UNDER CONTRACT



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

NEW LISTING



201 Palmers Ct • Elko
$699,900 | MLS#3625316
3 Bed | 2 Bath | 4,442 SF

NEW LISTING



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

NEW LISTING



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

NEW LISTING



4307 Campbell Rd • Elko
$642,100 | MLS#3625832
4 Bed | 2.5 Bath | 2,105 SF



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

NEW LISTING



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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



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

SOLD



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

SOLD



4312 Campbell Rd • Elko
$1,006,579 | MLS#3625831
3 Bed | 2.5 Bath | 4,562 SF

NEW LISTING



4308 Campbell Rd • Elko
$668,000 | MLS#3625843
3 Bed | 2 Bath | 2,221 SF

NEW LISTING



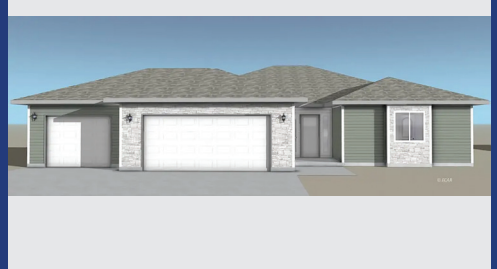
4311 Windsor Ave • Elko
$545,900 | MLS#3625842
4 Bed | 2 Bath | 1,880 SF

NEW LISTING



4451 York Blvd • Elko
$543,000 | MLS#3627610
4 Bed | 2 Bath | 1,660 SF

NEW LISTING



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



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

NEW LISTING



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

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RESIDENTIAL REAL ESTATE IN ELKO

UNDER CONTRACT



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



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



1250 Primrose Lane • Elko
$319,900 | MLS#3627290
2 Bed | 1 Bath | 1,041 SF

UNDER CONTRACT



1262 Primrose Lane • Elko
$458,275 | MLS#3627535
3 Bed | 2.5 Bath | 1,619 SF



1287 Primrose Lane • Elko
$399,900 | MLS#3627456
3 Bed | 2 Bath | 1,310 SF

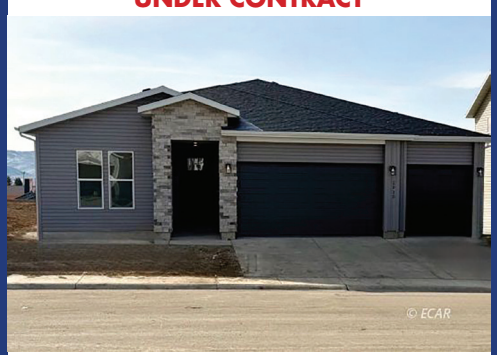


2908 Aria Way • Elko
$489,900 | MLS#3626688
3 Bed | 2.5 Bath | 1,619 SF



1266 Primrose Lane • Elko
$404,900 | MLS#3626493
3 Bed | 2 Bath | 1,410 SF

UNDER CONTRACT



2914 Aria Way • Elko
$536,900 | MLS#3626822
3 Bed | 2 Bath | 1,929 SF



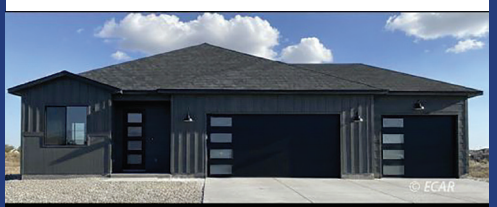
1279 Primrose Lane • Elko
$443,275 | MLS#3627388
3 Bed | 2.5 Bath | 1,619 SF

COLDWELL BANKER EXCEL

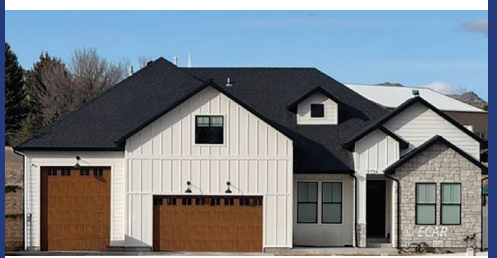
RESIDENTIAL REAL ESTATE IN ELKO



2953 Eleanor Court • Elko
$536,900 | MLS#3627051
4 Bed | 2 Bath | 1,938 SF



2946 Eleanor Court • Elko
$629,900 | MLS#3627436
3-5 Bed | 2 Bath | 3,121 SF



2934 Eleanor Court • Elko
$849,900 | MLS#3627534
5 Bed | 3 Bath | 2,946 SF



2954 Lecomte Court • Elko
$649,900 | MLS#3627510
4 Bed | 3 Bath | 2,119 SF

NEW LISTING



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

NEW LISTING • UNDER CONTRACT



229 Cottonwood Dr • Elko
$460,000 | MLS#3627614
5 Bed | 3 Bath | 2,448 SF

NEW LISTING • UNDER CONTRACT



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

NEW LISTING



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

NEW LISTING



821 Pine St • Elko
$242,200 | MLS#3627629
1 Bed | 1 Bath | 780 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING • UNDER CONTRACT



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

NEW LISTING

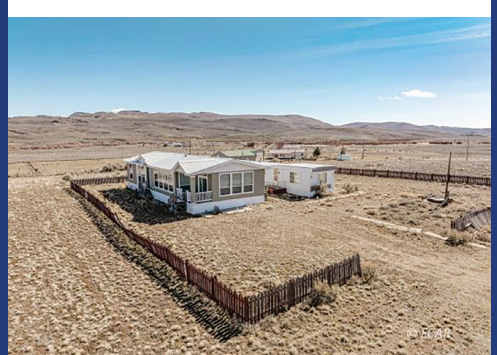


1723 Opal Dr • Elko
$459,000 | MLS#3627566
3 Bed | 2 Bath | 1,770 SF

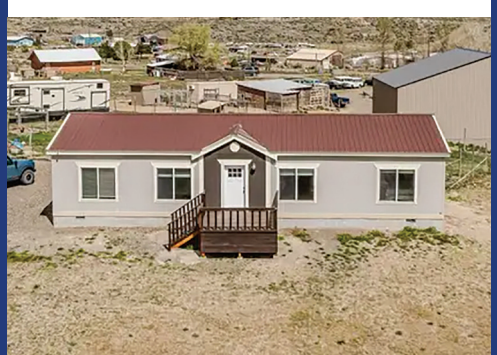
UNDER CONTRACT



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



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



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

VISIT US ONLINE FOR MORE INFORMATION AND LISTINGS

WWW.CBELKO.COM

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

UNDER CONTRACT



1498 Sun Valley Rd • SC
$603,100 | MLS#3621914
4 Bed | 2 Bath | 3,600 SF

NEW LISTING



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

SOLD



936 Buckskin Pl • SC
$490,000 | MLS#3627056
5 Bed | 4 Bath | 3,512 SF

NEW LISTING

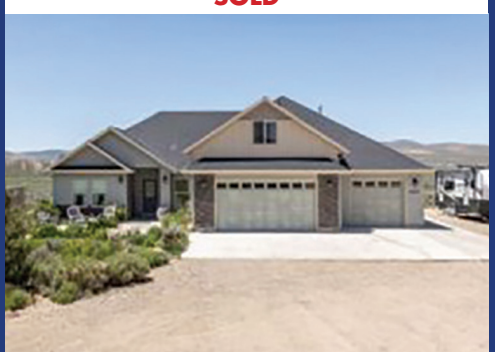


298 Diamond Ridge Dr • SC
$645,500 | MLS#3625758
3 Bed | 2 Bath | 3,768 SF



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

SOLD



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



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

UNDER CONTRACT



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



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

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

SOLD



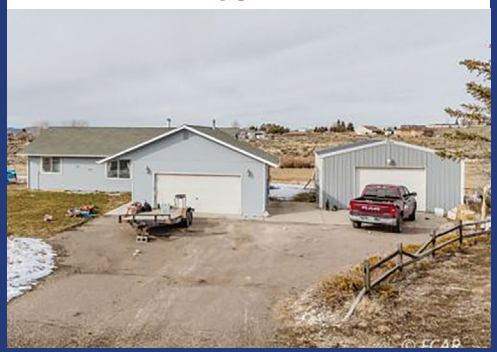
647 Abarr Dr • SC
$365,000 | MLS#3627398
3 Bed | 2 Bath | 2,805 SF

NEW LISTING • UNDER CONTRACT



262 Glenvista Dr • SC
$390,000 | MLS#3627360
3 Bed | 2 Bath | 1,664 SF

SOLD



451 White Oak • SC
$335,000 | MLS#3627355
3 Bed | 2 Bath | 1,344 SF

SOLD



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

SOLD



466 Brent Dr • SC
$360,000 | MLS#3627399
3 Bed | 2 Bath | 1,716 SF

NEW LISTING



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

NEW LISTING



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

NEW LISTING



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

NEW LISTING • UNDER CONTRACT



663 Willington Dr • SC
$612,000 | MLS#3627465
5 Bed | 3 Bath | 3,802 SF

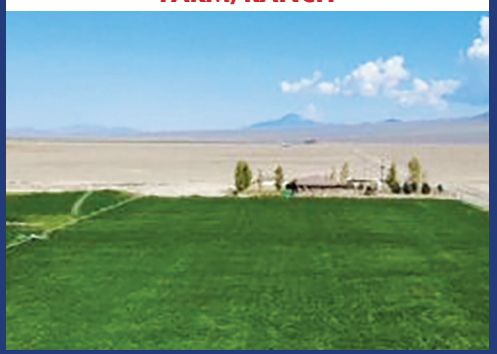
COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN OTHER AREAS



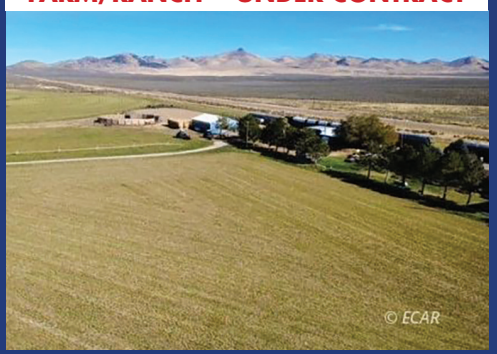
3163 Clubine Rd • Lamoille
$1,295,000 | MLS#3626425
3 Bed | 3 Bath | 3,110 SF

FARM/RANCH



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

FARM/RANCH • UNDER CONTRACT



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

FARM/RANCH



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



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

COLDWELL BANKER EXCEL

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COLDWELL BANKER EXCEL

COMMERCIAL AND INDUSTRIAL PROPERTIES

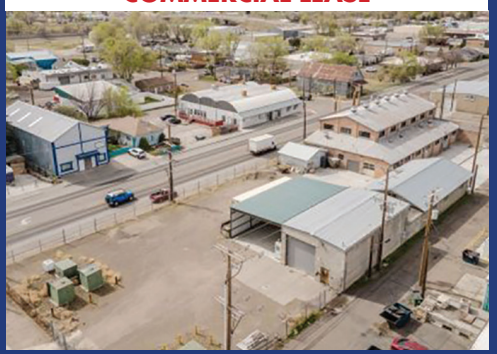


2003 Errecart Blvd • Elko
$900,000 | MLS#3622960
5,388 SF



201 Ogden Ave • Ely
$685,000 | MLS#3626092
15,012 SF

COMMERCIAL LEASE



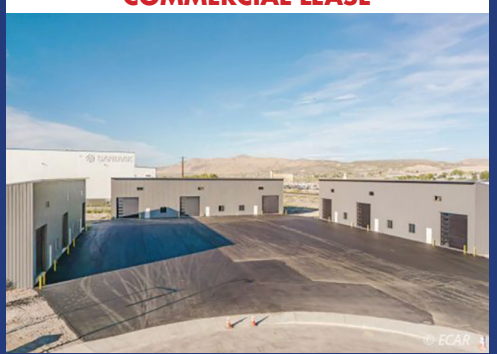
240 7th St • Elko
$1.2/SqFt/Mo| MLS#3626502
2 Bath | 3,408 SF

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 | 7,132 SF

COMMERCIAL LEASE



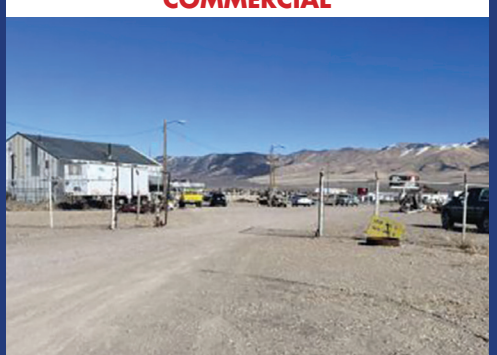
450 S 4th St • Elko
$1.25/SqFt/Mo | MLS#3626654
2 Bath | 4,224 SF

COMMERCIAL



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

COMMERCIAL



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

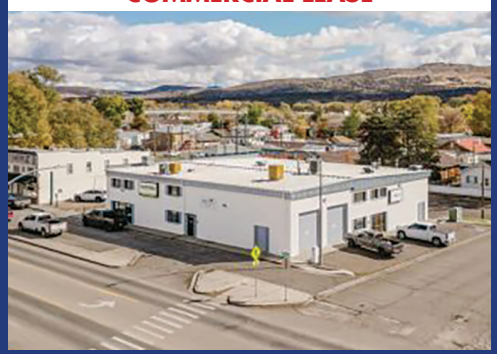


51 N. Main St • Eureka
$278,047 | MLS#3626453
1 Bath | 1,495 SF

COLDWELL BANKER EXCEL

COMMERCIAL AND INDUSTRIAL PROPERTIES

COMMERCIAL LEASE



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

COMMERCIAL LEASE



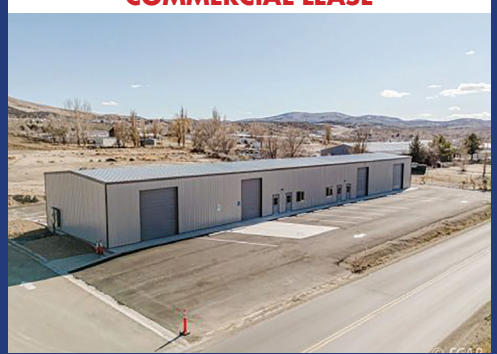
1345 Water St • Elko
$1.50/SqFt/mo | MLS#3626947
3 Bath | 19,180 SF

COMMERCIAL LEASE • UNDER CONTRACT



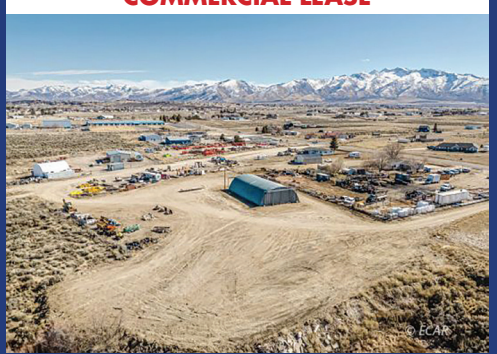
174 Idaho St • Elko
$2,745/mo | MLS#3627324
2 Bath | 1,700 SF

COMMERCIAL LEASE



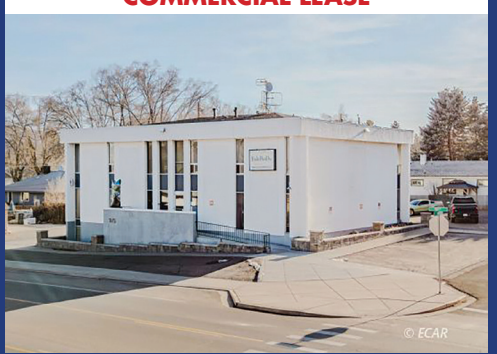
2310 Last Chance • Elko
$1.85/SqFt/mo | MLS#3627464
2 Bath | 7,600 SF

COMMERCIAL LEASE



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

COMMERCIAL LEASE



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

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LAND LISTINGS

COMMERCIAL LAND

ADDRESS	MLS	ACRES	PRICE
TBD US Hwy 93	MLS#3627046	29.21	$438,150
TBD Spruce Road U/C	MLS#3626998	.077	$40,000
TBD Lamoille Hwy	MLS#3622512	6.74	$299,000
TBD 4th St Carlin SOLD	MLS#3621735	0.29	$20,300
1275 Ruby Vista Dr, ELKO U/C	MLS#3623115	9.7	$950,000
3250 Ruby Vista Dr	MLS#3626959	5.74	$600,000
3221 Jennings Way	MLS#3625932	0.678	$499,000
2215 Ruby Vista Dr	MLS#3626586	1.141	$499,000
Washington Ave. Access	MLS#3626723	289.68	$4,300,000

ELKO

Elko Summit Drive, Parcel#1 SOLD	MLS#3620547	41.47	$225,000
TBD Jacinto Dr	MLS#3625165	2.27	$6,700
Sec 25 Twp 38n Rge 54e U/C	MLS#3625742	8.01	$56,000
Sec 25 Twp 38n Rge 54e U/C	MLS#3625743	2.00	$14,000
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 SOLD	MLS#3626815	44.56	$160,000
006-10A-001 Parcel	MLS#3627338	160	$98,999
2653 Mesquite Way	MLS#3627317	0.216	$138,000
2667 Mesquite Way	MLS#3627318	0.34	$145,000
2687 Mesquite Way	MLS#3627321	0.56	$150,000
Hamilton Creek Trail	MLS#3627391	1127.07	$3,000,000
Elko Summit Dr Parcel 1 SOLD	MLS#3620547	41.479	$225,000
7th Street, Elko, NV 89801	MLS#3626848	2.67	$10,000
TBD Hamilton Creek Trail	MLS#3627327	2.955	$29,000
Kittridge Canyon Road	MLS#3626849	2.19	$40,000
2683 Mesquite Way	MLS#3627320	0.216	$140,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
267 Northglen Dr SOLD	MLS#3626548	1.17	$50,000
TBD N US Hwy 93	MLS#3627044	4.437	$110,750
539 Palace Pkwy U/C	MLS#3625443	2.69	$40,000
Lot C9 Sun Valley Road	MLS#3626765	41.793	$210,000
4 TBD Emigrant Court	MLS#3625408	10.12	$80,000
327 Lookout Dr SOLD	MLS#3626066	2.36	$75,000
353 Parkchester Dr	MLS#3626116	0.35	$48,000
Turquoise Ave	MLS#3625240	1.03	$5,900
TBD Cortez Ave SOLD	MLS#3626089	2.06	$5,000
267 Northglen Dr SOLD	MLS#3626548	1.17	$50,000
TBD Emigrant Court	MLS#3625408	10.12	$80,000
472 Foxridge Dr U/C	MLS#3626790	2.13	$85,000
768 Alpine Dr SOLD	MLS#3626962	2.06	$60,000
Pearl Avenue	MLS#3626846	1.13	$6,000
Diamond Avenue	MLS#3626845	1.03	$6,000
Diamond Avenue	MLS#3626844	1.16	$6,000
411 Parkchester Dr NEW LISTING	MLS#3627600	1.23	$49,900

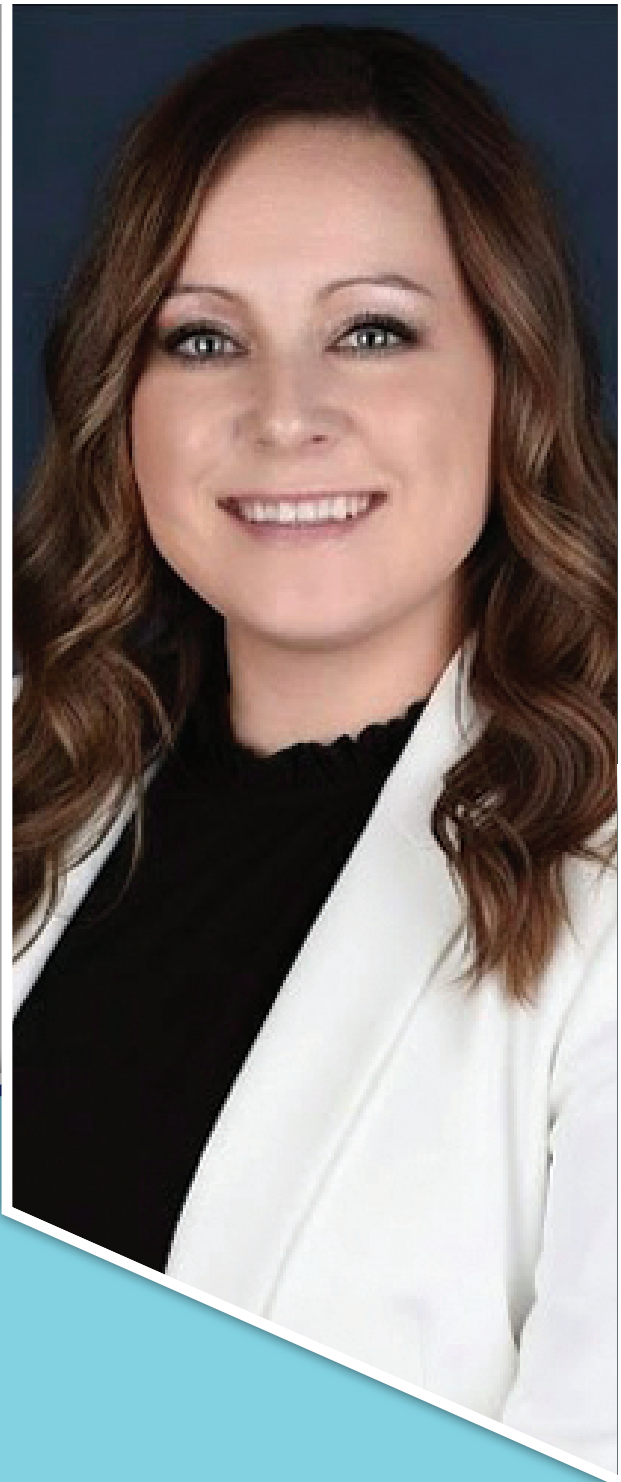
SURROUNDING AREAS

TBD E Haskell Street	MLS#3627049	1	$299,000
8th Street	MLS#3625330	1.13	$6,000
Twp 40n Rge Mdb&m Parcel U/C	MLS#3622892	622	$189,000
8th St Ryndon	MLS#3625330	1.13	$6,000
Rainbow Estates	MLS#3626147	13.339	$80,000
Elm St U/C	MLS#3625493	2.26	$250,000
400 Cold Spring Point Rd	MLS#3626471	40	$100,000
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
Indian Hills Dr	MLS# 3627395	2.79	$15,000

Coldwell Banker Excel
is proud and honored
to welcome

Heather Jo Jones

REALTOR®



775-296-0161

License # S.0179957

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

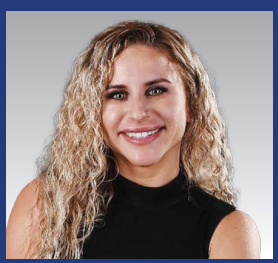
You can find Heather
at the Elko Office
700 Idaho St, Elko, NV

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MULTIPLE LISTING SERVICE MLS

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



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



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753-2560



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NV Lic# S.0196469
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778-1076

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



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



Anna Nunez Realtor®
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775-934-8995



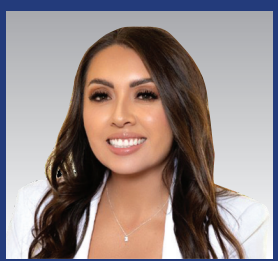
Sierra Petersen Realtor®
NV Lic# S.0189440
340-2393



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



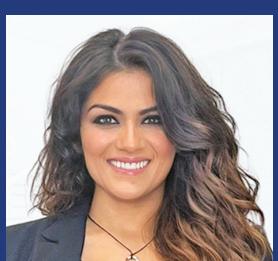
Janella Silva Realtor®
NV Lic# S.0169440
397-1957



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



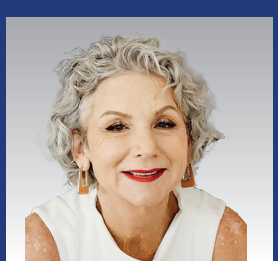
Fabiola Talamantes Realtor®
NV Lic# S.0178925
388-7099



Victoria Torres Realtor®
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

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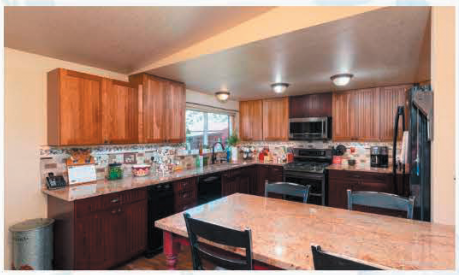
VERONICA ELDRIDGE
REALTOR®
(775) 934-4288
VERONICA@CBELKO.COM
NV LIC # S.0062587

COLDWELL BANKER EXCEL

SIERRA PETERSEN
REALTOR®
(775) 340-2393
SIERRA@CBELKO.COM
NV LIC # BS.0146660









1510 LOWER SOUTH FORK RD

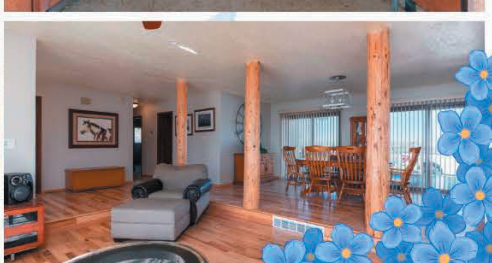
SPRING CREEK, NV 89815 | MLS# 3626531

$1,295,000 5 BEDS | 3 BATHS | 3,824 SQFT |

This dream home is a spacious 3,824 sq ft house sits on 18.57 beautiful acres and offers plenty of room to spread out with the South Fork River running through a portion of the property. Inside, you'll find 4 large bedrooms, 3 full bathrooms, a big craft room or an extra living area that could be a 5th bedroom. The open layout features a large kitchen and dining room, an oversized butler's pantry, a cozy wood stove, and a loft area perfect for an office or extra seating. You'll enjoy comfortable living spaces and scenic views throughout. Outside, there's a 40x60 shop for your projects, equipment, or business needs. A separate 588 sq ft guest house is great for visitors or extended family. The 30x40 saloon-style party barn is perfect for fun get-togethers. Plus, there are two storage sheds, and a garden shed to help keep everything organized. The landscaping features mature trees and is beautifully maintained. This property has it all, space, privacy and endless possibilities! 15-acre feet of surface water rights are available to purchase or lease.







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. Great horse property. This large home has 6 bedrooms and 4 full bathrooms. Newly installed granite countertops in the kitchen adds to the home. It is a beautifully maintained property located in the desirable Spring Creek community. This charming home combines comfort, functionality, and scenic surroundings-perfect for anyone seeking the ideal balance between peaceful country living and modern convenience. Also has a nice sized barn with a tack room and hay storage. Spacious 1,080 sq. ft. shop featuring a high-capacity automotive hoist, ideal for vehicle maintenance, fabrication, or mechanical work. The shop offers concrete floors, ample lighting, and easy access for large vehicles or equipment. Perfect for hobbyists, mechanics, or small business operations needing reliable workspace with lifting capability. Plenty of room for tools, storage, and workbenches.

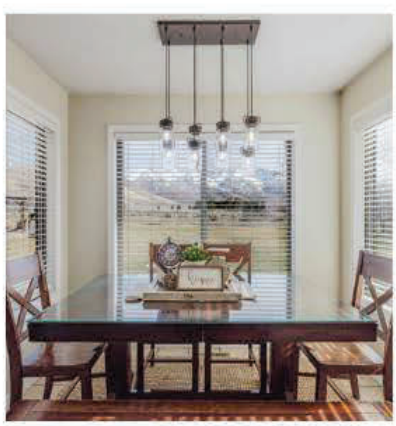
COLDWELL BANKER
EXCEL

UNDER CONTRACT

970 PALACE PARKWAY
SPRING CREEK, NV 89815

$575,000







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



MOLLY WOLF | (775) 778-5824 | MOLLY@CBELKO.COM | NV LIC# S. 0078018 | REALTOR®



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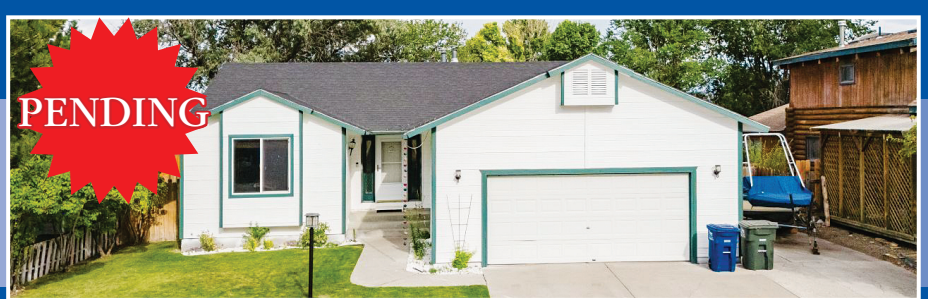
451 White Oak Dr

- 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

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MAYMOMENTUM:

WHY THIS IS PRIME TIME TO LIST (AND HOW TO WIN THE RUSH)

There's something about May.

Maybe it's the longer days. Maybe it's the smell of fresh-cut grass and "for sale" signs popping up like wildflowers. Or maybe it's the simple truth every seasoned Realtor already knows:

This is go time.

Because while spring technically starts in March, May is when the real estate market actually hits its stride — when buyers are serious, sellers are motivated, and homes don't just sit… they move.

But here's the thing most people miss:

Just listing in May isn't enough. Winning in May? That takes strategy.

Why May Is the Market's Sweet Spot

By the time May rolls around, buyers aren't just browsing anymore — they're making decisions.

Families want to be settled before the next school year.

Relocations are ramping up.

Weather is ideal for showings.

And after months of "thinking about it," sellers finally say: let's do this.

It creates the perfect storm:

- **More buyers actively shopping**
- **More homes hitting the market**
- **More urgency on both sides**

Which means… more opportunity — and more competition.

> *"May isn't just busy — it's decisive. Buyers stop scrolling and start writing offers."*

The Double-Edged Sword of a Hot Market

Here's where things get interesting.

Yes, May brings more buyers. But it also brings more listings — which means your home isn't just competing… it's being *compared*.

Scroll. Click. Swipe. Next.

Today's buyers are fast, informed, and not afraid to move on.

How to Win the May Market (Without Overcomplicating It)

Let's break it down into what actually works — not theory, not trends… but real-world strategy.

1. First Impressions Are Spring-Loaded

May is curb appeal season. There's no hiding behind snowbanks or winter excuses anymore.

Buyers are pulling up with expectations — and they're noticing everything.

Think:

- Fresh mulch and clean landscaping
- A front door that pops (yes, it matters)
- Windows that sparkle in the sunlight

Because in May, your home isn't just being viewed… it's being *experienced*.

> *"In spring, buyers don't just see homes — they feel them."*

2. Price It Right (Not 'Let's Try This' Right)

In a high-activity market, overpricing doesn't create buzz — it creates hesitation.

And hesitation leads to:

- Longer days on market
- Price reductions
- Less negotiating power

The homes that win in May?

They hit the market aligned — and let demand do the heavy lifting.

3. Marketing Isn't Optional — It's Everything

This is where good listings separate from great ones.

Because buyers aren't starting in your driveway… they're starting on their phones.

Your listing needs:

- High-quality photos (non-negotiable)
- Strong, lifestyle-driven descriptions
- Visibility across platforms buyers actually use

And here's where smart sellers and agents get an edge:

Strategic exposure beyond just the MLS

(Yes… this is where tools like the Real Estate Guide come into play — catching buyers where they're already looking, planning, and dreaming.)

4. Be Ready for Speed

May buyers move fast.

That means:

- Show-ready homes at all times
- Flexible showing schedules
- Quick response to offers

Because the window between "interested" and "under contract" can be shockingly small this time of year.

3 Small Upgrades That Can Lead to Faster Offers

1. **Lighting Matters More Than You Think**
   Swap outdated fixtures or add brighter bulbs — it instantly modernizes a space.
2. **Neutral Wins (Almost Always)**
   A fresh coat of light, neutral paint helps buyers picture themselves — not you.
3. **The 'Weekend Ready' Touch**
   Fresh flowers, clean countertops, and a lightly styled space can elevate every showing.



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