NORTHERN NEVADA REAL ESTATE GUIDE

November 2026

HOME FOR THE HOLIDAYS

Spaces for gathering. Room for living.



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Coldwell Banker Excel

Meet the team that helps you feel at home

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COLDWELL BANKER COMMERCIAL EXCEL

Should You List Now- or Wait Until Spring?

A seasonal guide for sellers

INSIDE: LOCAL MARKET UPDATE

BLAZING A TRAIL

IN NORTHERN NEVADA'S REAL ESTATE MARKETS!

PRESIDIO
REAL ESTATE
WEST

SEE WHAT'S ON THE MARKET!



Jessica Larsen

NV PRINCIPAL BROKER 146108

CALL OR TEXT
775-777-4217

NORTHERN NEVADA REAL ESTATE GUIDE

November 2026

On the Cover:

COLDWELL BANKER EXCEL

Meet Coldwell Banker Excel
on page 65
cbelko.com

View Online

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Seana Chapman
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Susan Goddard
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Mandy Highland
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BAILEYHOMES

A Personal Guide to Buying a Baily Home

Family-Owned in Northern Nevada Since 1976



Carla Bailey, REALTOR®
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Jimmy, Dave, Doug, Kathy, Joe & Carla

OUR NEW WEBSITE IS LIVE:
mybaileyhome.com

SCAN HERE

BAILEYHOMES

Your Journey to a New Bailey Home

Your new home begins with a vision. We'll guide you through every step of bringing it to life.

THE PROCESS, START TO FINISH

01 **Get pre-approved**
Start with a lender to understand your comfortable price range and monthly payment before choosing your home.

02 **Choose your floor plan and homesite**
Explore our available floor plans and homesites, then review pricing and the standard features included.

03 **Make it official**
Sign your purchase agreement outlining your home's price, specifications, deposit, and important timelines.

04 **Personalize your home**
Meet with our team to make your selections and explore available upgrades as your build begins.

05 **Watch your home come to life**
Most homes take approximately 3 months to complete once construction begins. Basement homes take 4-5 months.

06 **Final inspection and walkthrough**
Once your home passes its final building inspection, we'll walk through it together before closing.

07 **Closing day — welcome home!**
Finalize your closing with the title company and receive the keys to your beautiful new Bailey home.

08 **We're here beyond closing**
Your new Bailey home comes with a one-year builder warranty, and our family is always here for you, even after closing.

HOW TO GET STARTED

- **Get Pre-Approved:** Meet with your lender to confirm your buying power.
- **$250 earnest money** to open escrow
- **3% builder deposit** based on the home's purchase price

THE BAILEY HOMES DIFFERENCE

- Floor plans designed around your lifestyle
- Personal touches that make it yours
- A dedicated team every step of the way.
- Genuine care that continues after closing.

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Carla Bailey, REALTOR® - KW VIP ELKO

NV Lic. S.202164

SCAN FOR AVAILABLE HOMES

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3645 Snowy River



260 Fir Street



470 & 480 South Broad Street

Rooted in the

RUBY MOUNTAINS

RUBY RIJ
REAL ESTATE GROUP

eXp REALTY

RESIDENTIAL SALES

From single-family homes to manufactured housing, we guide buyers and sellers through every step with expertise and care.

RELOCATION SERVICES

Moving to Nevada? Our deep local knowledge makes relocating to the high desert seamless for families and professionals alike.

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Specializing in vacant land, rural parcels, and investment properties across northeastern Nevada and beyond.

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(775) 397-1955 info@rubyrij.com www.rubyrij.com

RUBY RIJ
REAL ESTATE GROUP

Experience elevated living in this spacious 5-bedroom, 3-bath home featuring beautiful hardwood floors, a fully finished walkout basement, and a stunning wood-burning fireplace. The thoughtfully designed basement includes a standout laundry room with built-in cabinetry and workspace, while a water softener adds everyday convenience. Outside, enjoy the Trex deck and beautifully landscaped yard, with room for RV, boat, or toy storage. A corner lot provides additional street parking. This home is functional with many beautiful and unique finishes throughout. It is a great, must see home close to local amenities.

Welcome to tiny home living on 260 Fir street in Elko. This low-maintenance tiny home offers 1 bedroom, 1 bathroom, and 672 sq ft of modern living space. Built in 2021, the home features vaulted ceilings, luxury vinyl plank flooring, custom window coverings, and full stainless steel appliance packages, including dual range gas cooktops with electric ovens. It is also equipped with efficient mini split heating and cooling systems, along with a washer/dryer all in one unit. Outside you will find a completely landscaped space, with plenty of parking. Even enough room for a small RV. Are you looking to downsize, invest, or find your first home? This tiny home offers it all!

This property includes two separate commercial buildings on one APN, offering a combined 2,136 sq. ft. of space with two separate tenants and rental incomes. The buildings measure approximately 776 sq. ft. and 1,360 sq. ft., and each features an ADA-compliant bathroom. Both buildings have newer metal roofs, with newer water lines from the street servicing the property. Building 480 features a brand-new on-demand water heater, while Building 470 has a water heater approximately five years old, along with newer windows and doors installed by Montrose Glass. Both spaces have remained occupied, reflecting the ongoing demand for well-maintained commercial properties in Battle Mountain.

3645 SNOWY RIVER



260 FIR STREET



470&480 S BROAD STREET



775.397.1955

rubyrij.com



BRING YOUR BLUEPRINT.

FOR LEASE

Rare opportunity for new construction: build-to-suit industrial land on Interstate 80.

9102 E. Idaho Street, Elko, Nevada

CONCEPT SITE PLAN — NOT TO SCALE

RAILROAD

AVAILABLE SITE

EXIST. WAREHOUSE

2.5 ACRES Can have a 10,000 to 30,000 sq ft building

2.5 ACRES Can have a 10,000 to 30,000 sq ft building

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2.5 ACRES Can have a 10,000 to 30,000 sq ft building

EXIST. WAREHOUSE

FRONTAGE ROAD — ELKO →

INTERSTATE 80

CONCEPT A
100,000 SF facility



CONCEPT B
Two 35,000 SF buildings



ACCESS

Interstate 80 frontage
Frontage road
Adjacent to railroad

BUILT FOR

Mining, logistics and heavy industrial users

CHECK OUT OUR VIDEO



Clients, family & friends, we are thankful for you!



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kw VIP
KELLERWILLIAMS REALTY

623 Andy's Way
Elko, NV



3 beds | 3 baths
3,006 sq.ft. | 21.050 acres
Summit Estates

607 S. 5th St.
Elko, NV



1676 Anderson Creek Rd.
Round Mountain, NV

1 bed | 1.5 baths
2,220 sq.ft. | 37.35 acres
Farm & Ranch

206 Brookwood Dr.
Elko, NV



241 Deep Creek Hwy.
Elko, NV

2 beds | 2 baths
1,104 sq.ft. | 65.56 acres
Shop w/ Bedroom

560 Palace Pkwy.
Spring Creek, NV



3 beds | 2 baths
2,192 sq.ft. | 0.207 acre
Multi-Family



4 beds | 3.5 baths
3,440 sq.ft. | 0.182 acre
2 Primary Suites



Vacant Land
4.4 acres
Ruby Mountain Views

Shannon Backherms
775-934-0862
sbackherms@gmail.com
S.0183043

Tanner Southard
775-934-5884
tannersouthard@kw.com
S.0194889

Dolyn Peterson
775-388-4829
dolyn.peterson@gmail.com
S.0194890

Welcome NOVEMBER

Fall into your dream home!

Embrace New Adventures in Real Estate This November

November presents a wonderful opportunity to dive into new adventures in the real estate market! Whether you're considering buying your first home, selling a beloved property, or simply looking for market insights, I am here to assist you at every delightful stage of the process. With the holidays approaching, there's no greater pleasure than finding a sanctuary to call your own.

New Season. New Beginnings. New Home.

Let's make your real estate dreams a reality!



kw VIP
KELLERWILLIAMS REALTY

Jana Jangova
REALTOR® S.0195536
775-397-2316

WFG National Title Insurance Company®
a Williston Financial Group company

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LAURIE DOUGLAS
Sales Representative
702.957.0517
LDOUGLAS@WFGTITLE.COM



JACKIE JENKINS
Escrow Assistant
775.440.6375
JJENKINS@WFGTITLE.COM

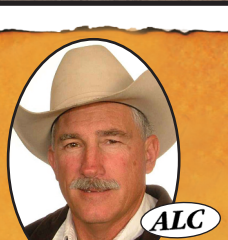
THANK YOU FOR YOUR TRUST, YOUR REFERRALS, AND YOUR FRIENDSHIP.

CONNECT WITH US: 775.440.6377
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Here to support you,
EVERY STEP OF THE WAY!

Bottari & Associates REALTY

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



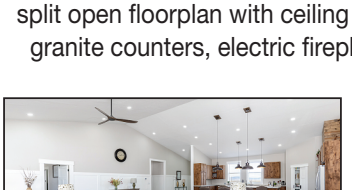
Hannah Roberts, Realtor®
NV License: # 172741
931-436-0711
hannahroberts0711@gmail.com



Lori Bottari Realtor®
S.0030783
775-752-0962
lori@bottarirealty.com

1013 3rd St in Pilot Valley on Ten Acres

If you'd like to live in the country w/ privacy and most of the benefits of living in town, check this one out. This home has a split open floorplan with ceiling from 10' to 18' high Great room is like a theater with 18' ceiling at the high point. Quartz and granite counters, electric fireplace on the South with southern exposure benefits and large windows of view to Pilot Peak. Primary bedroom hosts two walk-in closets and spa like bathrooms in the entire home, water filtration system, Central Vacuum, 2 on demand hot water heaters, 2 hookups for washers/dryers, security with cameras plus gated entry. Radiant heated floors and many more details making this a complete package!!! Mountain view to sit and spot Elk on the mountain with your spotting scope. An outdoor electric fireplace will also provide heat when you need it. Antelope are common to the area on a year around basis. This is truly an exceptional property! Picture perfect with nothing has been missed in all details of this superb home. Roper finished garage with 3 doors and shelving that leads to side door of home with floor to ceiling closets and the laundry room. 4094 square feet. Trex decking wrap around deck. And much more!

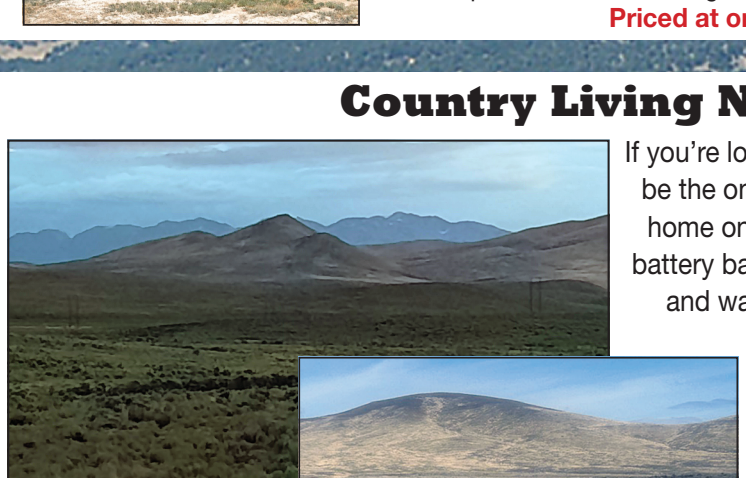




Priced at only $675,000

Scan the QR code for a visual tour.

Country Living North of Wells



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

Price: $375,000.

Scan the QR code for a visual tour.

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Lamoille 40 a[illegible] with [illegible]ghts

PENDING

Great parcel on the E[illegible]oad. Has power to it and Thorpe V[illegible]water rights out of Thorpe Creek. Son[illegible]ubirrigated with willows that need to be taken out to make room for more grass!

Priced to sell at $375,000

Wells Development parcel available





Developer needed for Wild Balance Subdivision in Eureka County

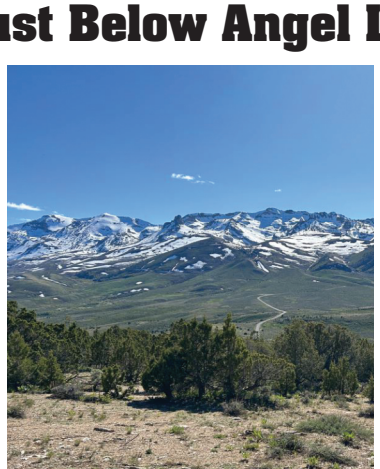
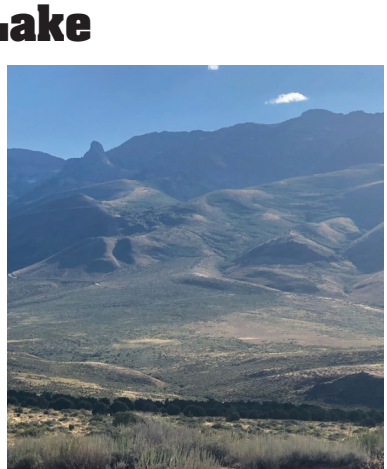
Over 250 acres make up 13 legal parcels from 9 to 46 acres in size. Additional water rights available if you want to divide the 4 larger parcels further. County Roads in and power to most the parcels. Two parcels with wells already in place.

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40 acre Parcel Just Below Angel Lake

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

Price: $160,000

Go to BottariRealty.com and under Land for Sale you can pull up a nice video.

Rainbow Estates Clover Valley



Three parcels available. Two 10+ acre parcels priced at $47,000 and one 17-acre parcel with water paid, priced at $62,000.

Angel Lake Property



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

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599 Humboldt Ave Commercial

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

Price Reduced to $295,000.



PENDING

268 5th Street

…m 2 on main, 2 in basement w/family room 1 bath. …yl siding, New paint, fixtures and concrete patios in backyard. 1 small detached garage and backyard is fenced.

Cottage is priced at $230,000



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

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

Price: $275,000.



1112 Ruby Avenue

3 bedroom 2 bath brick home with tile roof. Corner fenced lot and large parking area for your needs. Back covered deck for privacy. Home has original hardwood and a few period features. Hardwood kitchen cabinets and all electric appliances, central air, propane heat plus a full unfinished basement for whatever you want! 1 block west of swimming pool and this home is proudly owned by same family since 1959!

Price to sell at $279,900.

Put this home on your list for a tour!

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4991 Starr Valley Road



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

REDUCED PRICE $675,000

SCAN ME

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



Connie Harlan
775-934-0919
chch2@frontiernet.net
NVLic#S.0036810



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

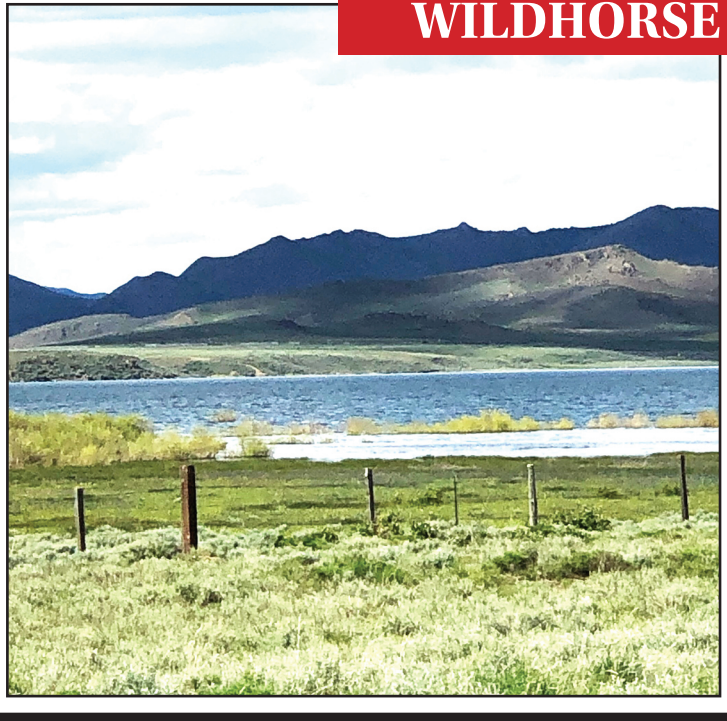


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WILDHORSE RESERVOIR



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

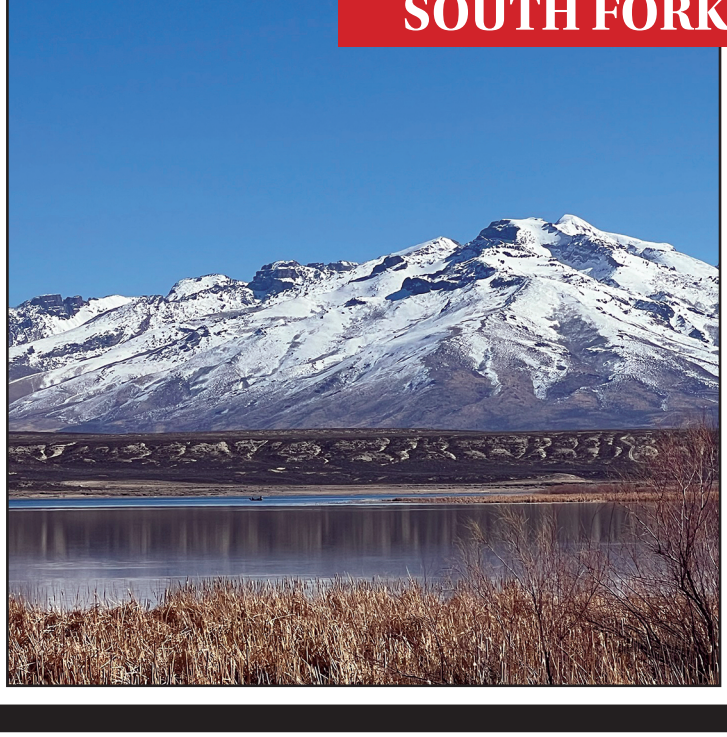
elkoweb@blm.gov

00 Perlite	1 acre	$ 24,900
000 Bauxite	1 acre	$ 25,000
000 Silver/Pyrite	CLOSED	$ 29,900
000 Onyx/Pyrite	CLOSED	$ 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

007 Beauregard	CLOSED	$ 24,900
000 Grant	2.07 acres	$ 25,000
12 Beauregard	CLOSED	$ 29,900
28 Pickering	2.07 acres	$ 29,900
27 Beauregard	CLOSED	
Stillwell Lake View		$ 38,000
2016 Pickering	2.07 acres	$139,000

Fully improved, partially fenced.
Seller bring an offer I can't refuse!

ADDITIONAL LOTS AVAILABLE

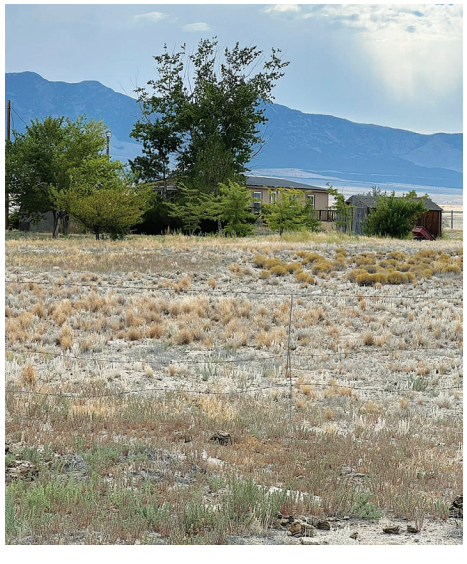
VIEW OUR LISTINGS AT WWW.BAWCOMCRHOMES.COM

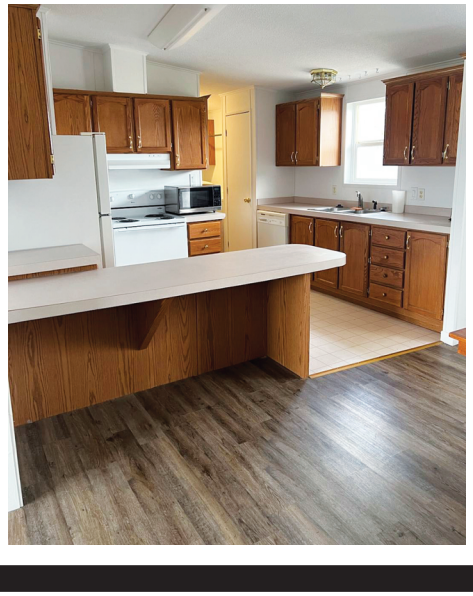
From Here to There, Call Bawcom To Get Your Move On!

000 PILOT ROAD-MONTELLO AREA

LEVEL LOT- CLOSE TO MONTELLO

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



Connie Harlan
775-934-0919
chch2@frontiernet.net
NVLic#S.0036810



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



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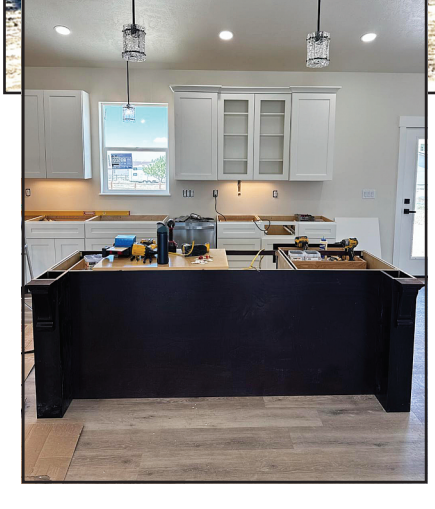
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LOOKING FOR A BUILDER WHO LISTENS?
LOOKING FOR A BUILDER WHO WILL SIT DOWN, HEAR YOUR IDEAS AND WILL WORK OUT A PLAN WITH YOU THAT FITS YOUR DREAMS?
WETMORE CONSTRUCTION LLC NV# 0082732
715 AESOP DRIVE, SPRING CREEK

HAS FLOORPLANS TO FLOOR YOU!









Spacious home has 2,028 finished square feet on one level with the open main living area. 3 bedrooms with room to spare and spilt layout is a plus with 2.5 bathrooms. Large laundry room, kitchen with a walk in pantry, island, master with tub and custom shower, 3 car garage both with automatic openers, rear patio and front covered entry porch. $539,000 - $5,000 PAID TOWARD BUYER'S CLOSING COSTS

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

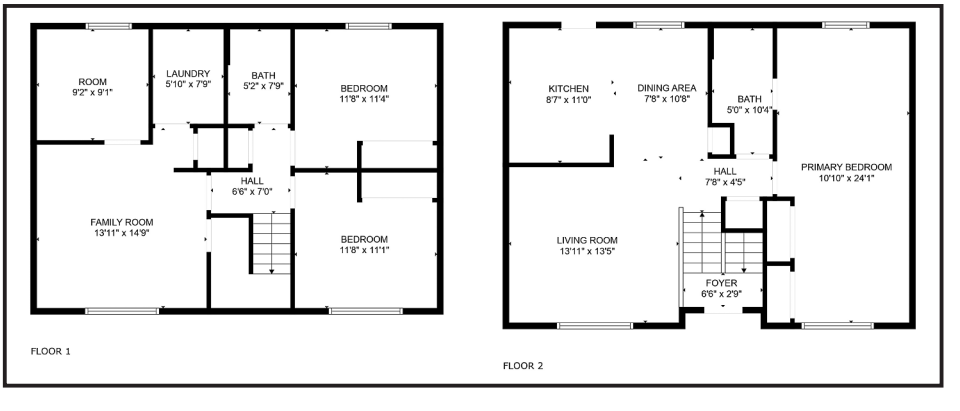
697 CLOVER DRIVE-SPRING CREEK

READY AND WAITING FOR A QUICK MOVE IN!









The upper level has living room, dining area, kitchen with entry to the rear trex deck, full bathroom and extra large bedroom. The lower level has 2 bedrooms, full bathroom, family room plus hobby or office. Room to expand the double car garage, 24 X 40 concrete with footings. $379,000

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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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4 LICHT PARKWAY - 5.3 ACRES

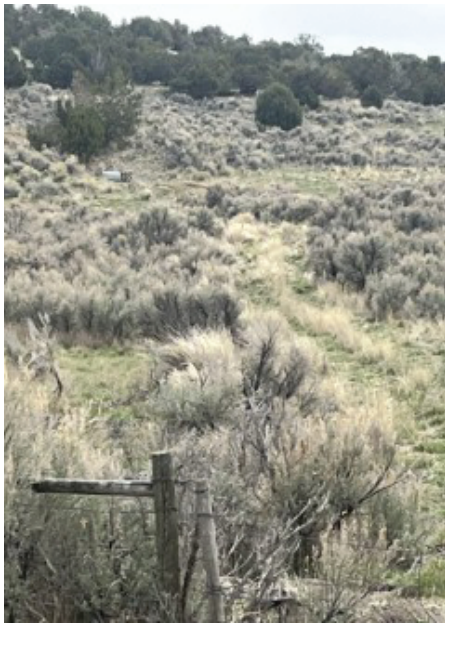
CLOSE TO IT ALL!





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! $401,000

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



Connie Harlan
775-934-0919
cjch2@frontiernet.net
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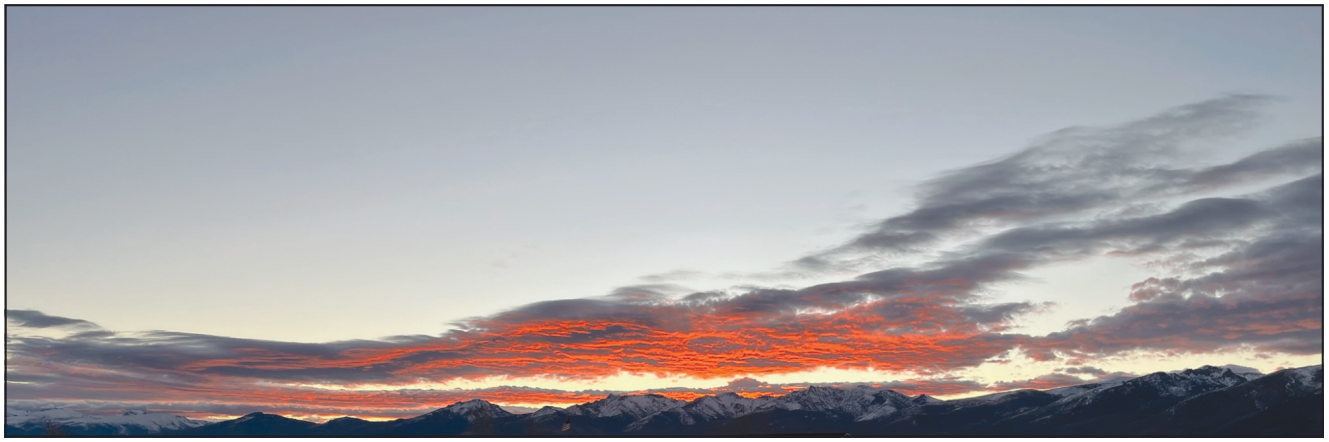
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Built Through Every Season

Nearly 26 years in real estate have taught me that success isn't about perfect balance—it's about building a life, a career, and relationships that matter.

Success rarely looks the way we imagine it will. It isn't a straight line filled only with big wins and milestones. More often, it's built quietly—in early mornings, late nights, difficult decisions, seasons of doubt, and the choice to keep showing up when life is asking you to be a hundred things at once.

As I approach 26 years in real estate, I find myself thinking less about the number and more about everything those years have held.

I built my career while building a life.

I've been a businesswoman, a mother, and now a grandmother to six incredible grandchildren. Along the way, I've raised a family, served clients, managed businesses, celebrated closings, navigated difficult markets, made mistakes, learned hard lessons, and started over more times than most people probably realize.

And through every season, I built a career I'm incredibly proud of.

Strength Looks Different Now

Being a woman in business has taught me that strength doesn't always mean having everything under control.

Sometimes strength is walking into a meeting with confidence after spending the drive there questioning yourself. Sometimes it's making the hard decision instead of the popular one. And sometimes it's caring for your family, answering the phone for a client, solving a problem at work, and somehow finding enough of yourself to do it all again tomorrow.

There have been booming markets and difficult ones. People who believed in me and others who underestimated me. Decisions I got right—and plenty I would make differently today.

Every one of those experiences shaped the woman and business owner I became.

"I didn't have to become harder to become stronger."

I didn't have to choose between caring deeply about people and being good at business. In fact, caring about people has been one of the greatest reasons for my success.


Jill Morgan & Renee Colby

Real Estate Is About People

The real estate industry has changed tremendously since I began nearly 26 years ago. Markets have risen and fallen. Technology has transformed how we work. Our community has grown, and I've had to grow with it.

But one thing hasn't changed: **real estate is about people.**

Behind every contract is someone making a major life decision. Behind every set of keys is a new chapter. Behind every sold sign is a family, a story, a risk, a dream—or sometimes a difficult goodbye.

Being recognized among the top professionals in Elko real estate is something I'm grateful for, but the accomplishment I value most isn't a ranking.

It's trust.

It's having someone I helped years ago call when their child is ready to buy a home. It's running into past clients around town and still knowing their stories. It's knowing that after all these years, people continue to trust me with some of the biggest decisions of their lives.

That is success to me.



The Titles That Matter Most

For all the titles I've held in business, some of the most important have nothing to do with real estate:

Mom. Grandma. Friend.

Those roles have shaped how I lead, how I serve people, and how I define success.

Women often feel pressure to balance everything perfectly—to be fully present at home, completely committed at work, a great mother, partner and friend, a successful professional, and somehow still have something left for ourselves.

I'm not sure I believe in perfect balance anymore.

"I believe in seasons."

There are seasons when business requires more of you and seasons when family comes first. Seasons when you feel unstoppable and others when simply making it through the day feels like an accomplishment.

The goal isn't to perform every role perfectly every day. It's to know what matters and keep coming back to it.

My family has always been one of those things.

My daughters watched me build this career, and now I get to watch them build lives and dreams of their own. Becoming a grandmother has given me an entirely new perspective.

Because the business you build matters—but so does the life you build around it.

Still Building

Nearly 26 years later, success looks different than it did when I started.

I still have goals. I'm still competitive. I still want to grow, learn, improve, and be one of the best at what I do.

But now I understand that success isn't only about what you accomplish. It's about how you accomplish it.

It's the people you help. The trust you earn. The reputation you build when no one is watching. It's looking at your family, friendships, community and career and realizing that each carries a piece of the life you worked so hard to create.

Maybe that's one of the greatest lessons business has taught me:

"You don't have to choose between being ambitious and being deeply human."

You can be driven and compassionate. Successful and still have hard days. Confident and still question yourself. You can be a mother and a businesswoman. You can become a grandmother and still have bigger dreams ahead.

And you can be incredibly proud of how far you've come while knowing you're nowhere near finished.

To the women building businesses, raising families, changing careers, starting over, taking risks, or quietly wondering whether they're capable of something bigger: **keep going.**

There will be ups and downs. There will be sacrifices and moments when you question whether they're worth it.

But one day, you may look around and realize you're standing in the middle of a life and career that a younger version of you could only have imagined.

Nearly 26 years later, I know I am.

And I'm still building.

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Should You List Now—or Wait Until Spring?

A little planning can help Northern Nevada homeowners decide whether to make a move this season or prepare for the next.

TNovember has a way of filling the calendar. There are holiday meals to plan, winter coats to find, and at least one conversation about who is bringing the pie. If selling your home is also on your mind, it can be tempting to put the entire idea away until spring.

But does a home need green grass and blooming flowers to find its next owner?

Not necessarily. Listing during the colder months can make sense for some homeowners, while others may benefit from extra preparation time. The best choice depends on your home's condition, your moving plans, and the market around you—not simply the page on the calendar.

The case for listing now

Life does not always schedule a move around the weather. A new job, a change in household needs, or a relocation can send buyers searching in any season. Although national housing activity generally slows in late fall and winter, the market does not come to a complete stop.

Some winter buyers have a pressing reason to move. There may also be fewer competing listings, giving a well-prepared home an opportunity to attract attention. That does not guarantee a quick sale or a particular price, but it is a reason to examine your options before assuming you must wait.

Start with the homes a buyer would compare with yours. How many are available in a similar price range? What condition are they in? How long have they been listed? Recent closed sales and pending activity can help a local real estate professional explain whether listing now is a reasonable fit.

Your own timeline matters, too. If a move is already planned, waiting several months may mean continuing to pay for a home you are ready to leave. Compare those carrying costs with the expense and effort of preparing for a sale now.

Be honest about the holiday calendar

Selling requires more than putting a sign in the yard. There are photos, showings, paperwork, and decisions to manage, sometimes when your calendar is already crowded.

Can you keep the home reasonably ready for visitors? Where will pets go during a showing? Will travel or overnight guests limit access? A workable showing schedule should be part of the conversation before the listing goes live.

You do not need to cancel every tradition. You do need a practical plan. If getting the house ready

would turn an already busy season into a daily scramble, waiting may give you more breathing room.

The case for waiting until spring

Extra time can be valuable when it has a purpose. A home that needs repairs, fresh paint, decluttering, or attention to the exterior may benefit from a winter preparation plan.

For properties with gardens, outdoor entertaining areas, or landscaping that is difficult to appreciate in colder weather, a later debut may make those features easier to show. Warmer weather can also simplify some exterior projects and moving logistics.

> **"The best choice depends on your home's condition, your moving plans, and the market around you."**

Nationally, spring typically brings more buying activity—but it can bring more sellers, too. A busier season does not automatically mean your home will sell faster or for more. Local inventory, pricing, condition, and buyer demand still matter.

If you choose to wait, set milestones now. Schedule repair estimates, sort storage spaces, and identify which improvements deserve your time and money. Ask a real estate professional which projects could strengthen the presentation and which may not justify the expense.

"We'll think about it in spring" can easily become "How is it already April?" A preparation calendar keeps the decision moving forward.

Make a November listing feel welcoming

If listing now fits your plans, focus on making the home easy to enter, easy to see, and easy to imagine living in.

In Northern Nevada, that starts at the front door. Remove leaves and debris, keep paths clear of snow and ice when needed, and check exterior lighting. Inside, clean windows, open curtains for daylight, and make sure rooms feel comfortably warm during showings.

Seasonal touches can add charm without taking over. A simple wreath or a modest centerpiece can feel inviting; oversized decorations can make it harder to appreciate the room. Let buyers see the space, not just your holiday collection.

Arrange listing photography around the best available light. If you have older photos showing a garden or patio in another season, ask whether they would be useful as clearly labeled supplemental images that accurately represent the property.

Choose a plan you can live with

Before deciding, think through what comes after an offer. Where would you move? Would you need temporary housing? If you are buying another home, how will the two timelines fit together? Discuss possible closing dates and contingencies with your real estate professional rather than assuming everything will line up on its own.

The right season to sell is the one that works with your circumstances and a realistic plan. November may be your opportunity to take the next step—or your starting point for a thoughtful spring launch.

Either way, a conversation now can help you replace months of wondering with a clear path forward. And leave a little more room to focus on the pie.

Listing now may fit if:

- ✓ Your home is ready for photography and showings.
- ✓ You have a practical moving plan.
- ✓ You can accommodate visitors during the holiday season.
- ✓ A review of comparable homes supports your pricing strategy.

Waiting may fit if:

- ✓ Repairs or decluttering need more time.
- ✓ Holiday schedules would make showings difficult.
- ✓ Outdoor features would benefit from a later presentation.
- ✓ You can use the coming months to prepare and reassess the market.

Your calendar is one factor. Your home, your budget, and your next move matter, too.







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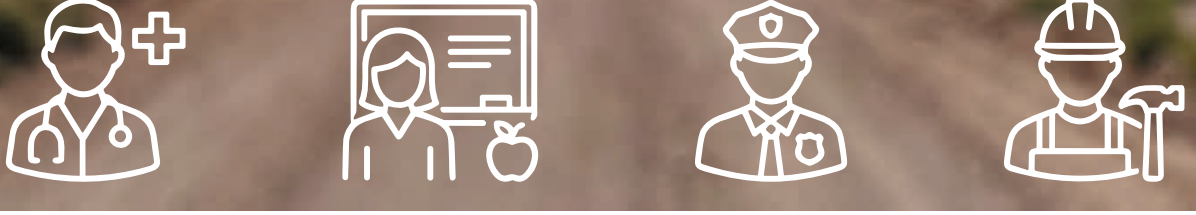
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WHAT REAL ESTATE HAS TAUGHT ME ABOUT PEOPLE

After six years in real estate, I've learned that very few transactions are really just about a house. Sometimes I meet someone who is buying their very first home and is both excited and terrified. Sometimes I'm helping a family who has outgrown the place where they made years of memories. Other times, I'm sitting with someone who needs to sell because life has changed in a way they never expected.

Real estate has given me a front-row seat to some of the biggest moments in people's lives. And it has taught me something important: **people may forget the details of a transaction, but they remember how you made them feel during it.** That realization has changed the way I approach my career.

Of course, I want to negotiate well. I want my listings marketed beautifully. I want my buyers to understand their options and my sellers to feel confident about their decisions. Those things matter. But I also want my clients to know they can call me when they're confused, worried, excited—or when they simply need someone to explain something one more time.

I've learned that being a good Realtor sometimes means talking about numbers and contracts, and sometimes it means simply listening.

I've also learned not to measure success only by how many homes I sell. Success is when a past client calls me years later because they trust me enough to help their child buy a home. It's when someone refers their friend or family member to me. It's watching a first-time buyer get their keys. It's helping someone walk away from a property that isn't right for them—even when that means I don't make a sale. And sometimes, it's telling someone the truth they may not necessarily want to hear because protecting their best interest matters more than closing a transaction.

I was born and raised in this area, so the people I work with aren't simply names in a database. They are people I may see at the grocery store, at community events, at church, or around town. That makes the way I conduct my business even more important to me.

Six years into this career, I still don't believe I have everything figured out. Real estate continues to teach me something new all the time.

But one thing I know for certain:
I don't just want to be remembered as the Realtor who sold the house. I want to be remembered as the person my clients were glad they had beside them while they were making one of the biggest decisions of their lives.

"People may forget the details of a transaction, but they remember how you made them feel during it."

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Market Update

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

Sept 2026 Residential MLS Statistics

Northern NV	Avg Home $	Avg DOM	# Sold YTD
Battle Mountain	$ 307,253 ⬆	160 ⬇	58
Elko	$ 410,547 ⬇	29 ⬇	150
Reno / Sparks	$758,756 ⬇	78 ■	3738
Spring Creek	$ 452,681 ⬇	25 ■	158
Tahoe Area NV	$ 4,051,025 ⬇	125 ⬇	128
Winnemucca	$ 400,439 ⬇	125 ■	214

Arbor Financial Sept 2026 Rates Actuals

30-Year Fixed:	7.25% ⬆	30-Year FHA:	6.75% ⬆
3-2-1 Buy Down:	7.49% ⬆	30-Year VA:	6.99% ⬆

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Almost a native.

My family moved here in 1974, and I'm proud to be part of this community. Aside from real estate, my biggest joy is spending time with my family. During the warmer months you can find my husband and I on the golf course, or traveling to a golf destination.

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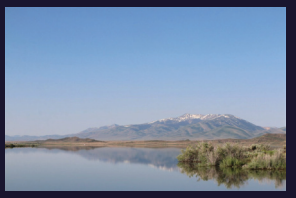
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IFA is growing! A larger, upgraded store is underway in Elko, bringing expanded inventory, improved layout, and the same trusted service. From ranch supplies to lawn, garden, and outdoor essentials, the new IFA will make shopping easier and more convenient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



ELKO SUMMIT ESTATES

Elko Summit Drive, Parcel #1, Elko, NV

41.47 Acres

$265,000

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

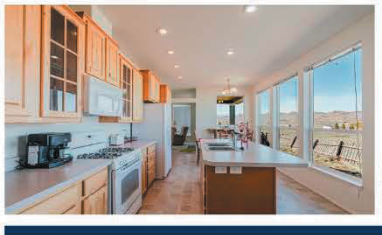


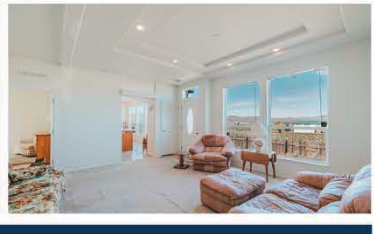
COLDWELL BANKER
EXCEL

$225,000

PRICE IMPROVEMENT







418 CINNABAR AVENUE

WILD HORSE, NV 89831 | MLS# 3627583

3 BEDS | 2 BATHS | 1,592 SQFT

Don't miss out on this spacious 3 bedroom, 2 bathroom home situated on 1 acre in the desirable Wild Horse area near the lake. Enjoy peaceful country living with plenty of room to spread out, all while being just minutes from Wild Horse Reservoir for fishing, boating, camping, and outdoor recreation.

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

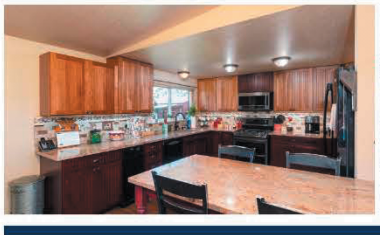


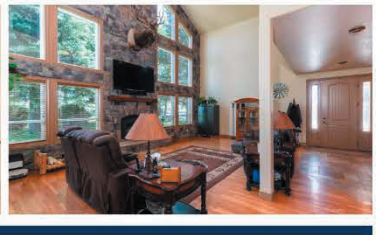
VERONICA ELDRIDGE
REALTOR®
(775) 934-4288
VERONICA@CBELKO.COM
NV LIC # S.0062587

$1,295,000

UNDER CONTRACT







1510 W LOWER SOUTH FORK RD

SPRING CREEK, NV 89815 | MLS# 3626531

5 BEDS | 3 BATHS | 3,824 SQFT

This dream property features a spacious 3,824 sq ft home on 18.57 scenic acres with the South Fork River running through part of the land. The home offers 4 large bedrooms, 3 full bathrooms, a craft room or possible 5th bedroom, open living spaces, a large kitchen and dining area, an oversized butler's pantry, a cozy wood stove, and a loft space perfect for an office or additional seating.

Outside, you'll find a 40x60 shop, a separate 588 sq. ft. guest house, and a 30x40 saloon-style party barn ideal for entertaining. The property also includes storage sheds, a garden shed, mature trees, and beautifully maintained landscaping. With space, privacy, and endless possibilities, this one-of-a-kind property also offers 15 acre-feet of surface water rights available for purchase or lease.



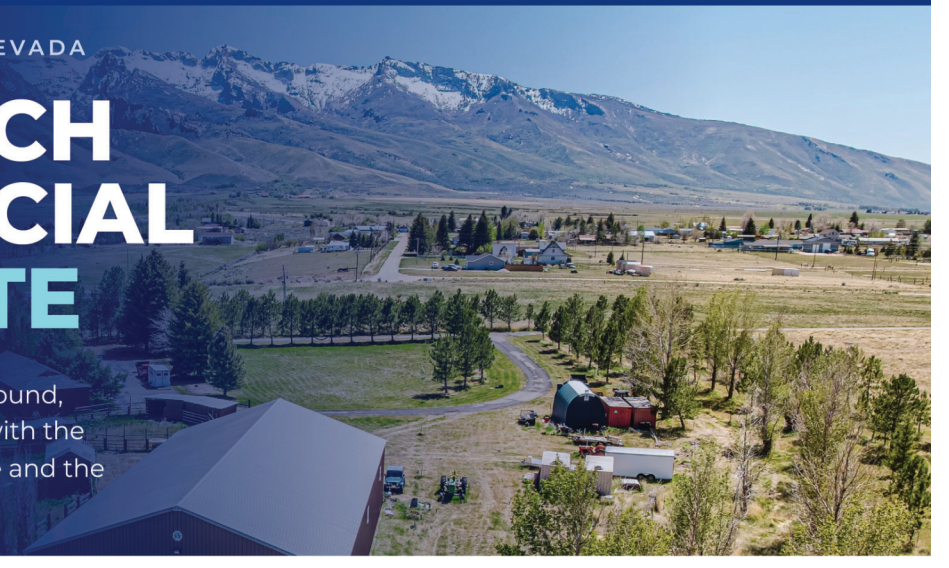
SIERRA PETERSEN
REALTOR®
(775) 340-2393
SIERRA@CBELKO.COM
NV LIC # BS.0146660

COLDWELL BANKER COMMERCIAL EXCEL

VISION 27 LAND COMPANY

ELKO COUNTY & NORTHEASTERN NEVADA

LAND, RANCH & COMMERCIAL REAL ESTATE



Horse properties, working ranches, ag ground, homes and commercial — represented with the market depth of a commercial brokerage and the eye of someone who knows land.



BUYING OR SELLING? LET'S TALK LAND.

I help clients buy and sell horse properties, ranch and farm, ag land, residential and commercial real estate. Every property type comes with its own questions — water, acreage, zoning, outbuildings, income potential — and I work through them with you before they become surprises at closing.

As an agent with Coldwell Banker Commercial Excel and the owner of Vision 27 Land Company, I bring commercial-grade analysis to properties that are too often listed like ordinary homes. Whether you are expanding an operation, buying your first place with room for horses, or selling ground that has been in the family for generations, you get straight answers and steady representation.

- Horse Properties
- Ranch & Farm
- Vacant & Investment Land
- Agricultural Land
- Residential
- Commercial

FEATURED PROPERTIES



80 ACRES $850,000
LAMOILLE, NV



HOBBY FARM $439,000
ELY, NV



115 ACRE FARM $879,000
WELLS, NV



634 ACRES $585,000
WELLS, NV

Nawny Jones

FARM · RANCH · COMMERCIAL
OWNER, VISION 27 LAND COMPANY

NEVADA LICENSE S.0194875

940-452-5516

nawny@cbelko.com

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Kelly BUILDERS

WADE KELLY, GENERAL CONTRACTOR

LIC. 57554 / 85347 · 775-777-3217

NOW OFFERING

PATIO HOMES

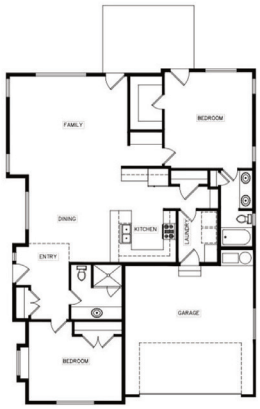
at Bergeron Village



PLAN A

2 BED · 2 BATH · 1,509 SQ FT · 2-CAR GARAGE

$530,000





PLAN B

3 BED · 2 BATH · 1,500 SQ FT · 2-CAR GARAGE

$530,000





BERGERON VILLAGE

SITE PLAN · LOTS 1–17 · ELKO, NEVADA

Built by the quality craftsmanship of Kelly Builders, whether you're searching for your forever home or your next investment, these homes offer timeless style, functional floor plans, and modern finishes in one of the area's most desirable locations.

Exterior elevations are artist's renderings. Square footage is approximate. Homes are under construction. Prices and specifications subject to change.



LAURA KELLY

REALTOR® · OWNER / AGENT · NV LIC #S.0063591

C 775.934.4710 O 775.738.4078

laura@cbelko.com · 700 Idaho St, Elko, NV

COLDWELL BANKER EXCEL

BRANDY ANDERSON
REALTOR®



COLDWELL BANKER
EXCEL

NV Lic #S.0190170

EQUAL HOUSING OPPORTUNITY

REALTOR®

MLS MULTIPLE LISTING SERVICE

775.385.0485 | brandy@cbelko.com | 700 Idaho St. Elko, NV 89801

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

UNDER CONTRACT



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

MOVE IN READY



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

NEW LISTING • UNDER CONTRACT



4313 Campbell Rd • Elko
$633,950 | MLS#3625834
3 Bed | 2 Bath | 3,768 SF

NEW LISTING



4331 Campbell Rd • Elko
$636,850 | MLS#3625840
3 Bed | 2 Bath | 3,768 SF

NEW LISTING • UNDER CONTRACT



4311 Windsor Ave • Elko
$570,800 | MLS#3625842
4 Bed | 2 Bath | 1,880 SF

NEW LISTING



4451 York Blvd • Elko
$625,000 | MLS#3627610
4 Bed | 2.5 Bath | 2,105 SF



4449 York Blvd • Elko
$627,800 | MLS#3625839
3 Bed | 2 Bath | 3,600 SF

PRICE REDUCTION • UNDER CONTRACT



3433 Crow Ave • Elko
$270,000 | MLS#3627504
2 Bed | 2 Bath | 1,152 SF

SOLD



1711 Opal Dr • Elko
$503,356 | MLS#3627563
3 Bed | 2 Bath | 1,770 SF

COLDWELL BANKER EXCEL

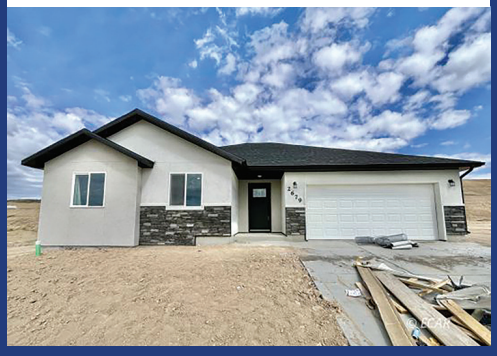
RESIDENTIAL REAL ESTATE IN ELKO

NEW LISTING • UNDER CONTRACT



1715 Opal Dr • Elko
$481,500 | MLS#3627564
4 Bed | 2 Bath | 1,880 SF

NEW LISTING

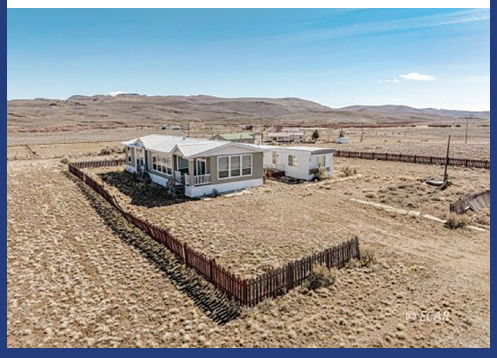


4434 York Blvd • Elko
$501,000 | MLS#3627539
4 Bed | 2 Bath | 1,660 SF

NEW LISTING

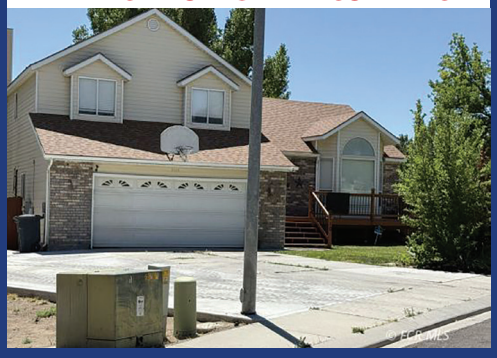


1723 Opal Dr • Elko
$469,000 | MLS#3627566
3 Bed | 2 Bath | 1,770 SF



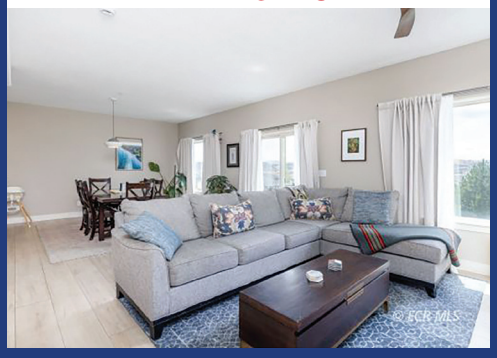
418 Cinnabar Ave • Elko
$225,000 | MLS#3627583
3 Bed | 2 Bath | 1,592 SF

NEW LISTING • UNDER CONTRACT



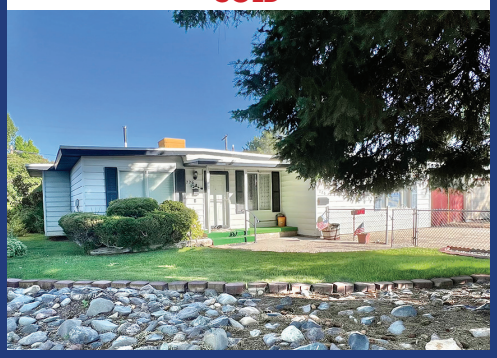
2110 Sierra Cir • Elko
$530,000 | MLS#3628107
6 Bed | 3.5 Bath | 3,000 SF

NEW LISTING



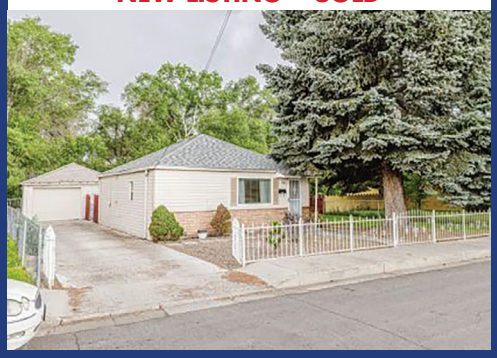
2446 Khoury Lane • Elko
$410,000 | MLS#3628078
4 Bed | 3.5 Bath | 2,555 SF

SOLD



226 Willow St • Elko
$325,000 | MLS#3628041
3 Bed | 2 Bath | 2,073 SF

NEW LISTING • SOLD



844 Lincoln Ave • Elko
$250,000 | MLS#3628100
2 Bed | 1 Bath | 895 SF

SOLD



3702 Valley Ridge Ave • Elko
$630,000 | MLS#3628200
5 Bed | 3 Bath | 3,318 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

PLAN A



4002 Louise Lane • Elko
$530,000 | MLS#3628210
2 Bed | 2 Bath | 1,509 SF

PLAN B



4004 Louise Lane • Elko
$530,000 | MLS#3628209
3 Bed | 2 Bath | 1,500 SF

PLAN B



4006 Louise Lane • Elko
$530,000 | MLS#3628211
3 Bed | 2 Bath | 1,500 SF

PLAN B



4008 Louise Lane • Elko
$530,000 | MLS#3628212
3 Bed | 2 Bath | 1,500 SF

PLAN B



4018 Louise Lane • Elko
$530,000 | MLS#3628216
3 Bed | 2 Bath | 1,500 SF

PLAN B



4010 Louise Lane • Elko
$530,000 | MLS#3628213
3 Bed | 2 Bath | 1,500 SF

PLAN B



4020 Louise Lane • Elko
$530,000 | MLS#3628217
3 Bed | 2 Bath | 1,500 SF

PLAN B



4012 Louise Lane • Elko
$530,000 | MLS#3628214
3 Bed | 2 Bath | 1,500 SF

PLAN B



4021 Coco Court • Elko
$530,000 | MLS#3628218
3 Bed | 2 Bath | 1,500 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

PLAN B



4016 Louise Lane • Elko
$530,000 | MLS#3628215
3 Bed | 2 Bath | 1,500 SF

PLAN A



4023 Coco Court • Elko
$530,000 | MLS#3628219
2 Bed | 2 Bath | 1,509 SF

PLAN A



4025 Coco Court • Elko
$530,000 | MLS#3628220
2 Bed | 2 Bath | 1,509 SF

PLAN A



4015 Louise Lane • Elko
$530,000 | MLS#3628221
2 Bed | 2 Bath | 1,509 SF

PLAN B



4005 Louise Lane • Elko
$530,000 | MLS#3628222
3 Bed | 2 Bath | 1,500 SF

PLAN B



4003 Louise Lane • Elko
$530,000 | MLS#3628223
3 Bed | 2 Bath | 1,500 SF

SOLD



1486 Daisy Dr • Elko
$415,000 | MLS#3628246
3 Bed | 2 Bath | 1,310 SF

UNDER CONTRACT



4610 Bergeron Ave • Elko
$651,500 | MLS#3628125
3 Bed | 2 Bath | 3,540 SF

UNDER CONTRACT



841 Pine St • Elko
$299,000 | MLS#3628361
2 Bed | 1 Bath | 1,859 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN ELKO

SOLD

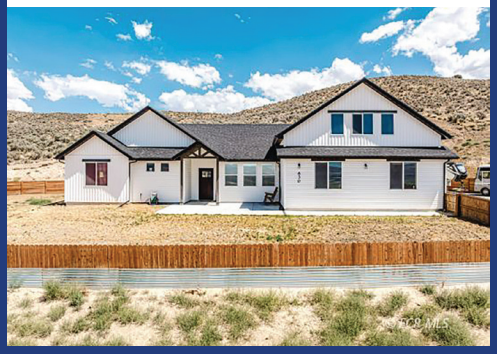


206 Aerie Lane • Elko
$530,000 | MLS#3628318
4 Bed | 3 Bath | 3,122 SF

SOLD

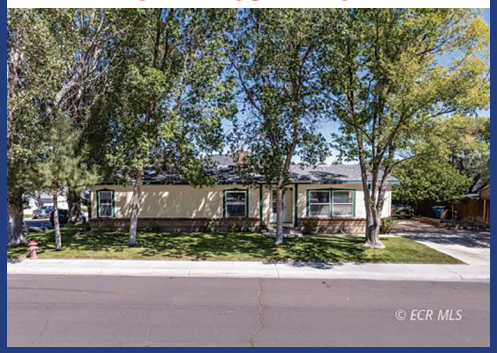


2219 Larkspur St • Elko
$328,000 | MLS#3628285
3 Bed | 2 Bath | 1,568 SF



630 Glenwild Dr • Elko
$799,999 | MLS#3628139
5 Bed | 2 Bath | 3,230 SF

UNDER CONTRACT



2312 North Hollow Dr • Elko
$320,000 | MLS#3628406
3 Bed | 2 Bath | 1,446 SF

NEW LISTING



1933 Pheasant Dr • Elko
$545,000 | MLS#3628239
3 Bed | 2 Bath | 2,220 SF

UNDER CONTRACT



1764 Granite Dr • Elko
$480,000 | MLS#3628382
4 Bed | 2 Bath | 1,880 SF

Live well with Coldwell.

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

NEW LISTING



298 Diamond Ridge Dr • SC
$648,950 | MLS#3625758
3 Bed | 2 Bath | 3,768 SF

UNDER CONTRACT



1019 Meadow View Dr • SC
$489,999 | MLS#3625676
4 Bed | 3 Bath | 2,280 SF

UNDER CONTRACT



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



164 Martin Ave • SC
$449,000 | MLS#3627803
3 Bed | 2 Bath | 1,440 SF

SOLD



122 Spring Creek Pkwy • SC
$383,000 | MLS#3628008
3 Bed | 2 Bath | 1,577 SF

NEW LISTING



825 Aesop Dr • SC
$667,000 | MLS#3628073
4 Bed | 2.5 Bath | 2,492 SF

SOLD

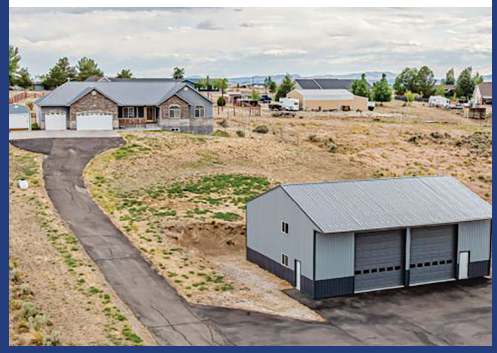


358 Merino Dr • SC
$282,000 | MLS#3628097
3 Bed | 2 Bath | 1,152 SF



326 Ashburn Place • SC
$440,000 | MLS#3628017
5 Bed | 3 Bath | 2,290 SF

REDUCED



873 Thistle Dr • SC
$699,000 | MLS#3628090
5 Bed | 3.5 Bath | 4,114 SF

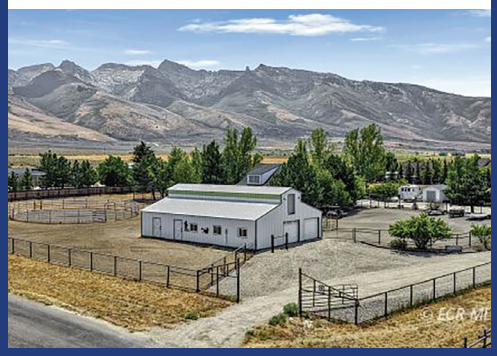
COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

NEW LISTING

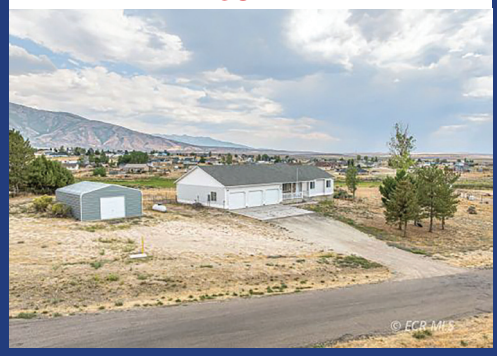


625 Sun Valley Rd • SC
$825,000 | MLS#3628136
4 Bed | 2 Bath | 3,582 SF



970 Pemberton Dr • SC
$729,000 | MLS#3628132
4 Bed | 3 Bath | 3,362 SF

SOLD



368 Oakmont Plaza • SC
$420,000 | MLS#3628280
3 Bed | 2 Bath | 3,638 SF

NEW LISTING



234 Northglen Dr • SC
$360,000 | MLS#3628378
3 Bed | 2 Bath | 1,858t SF

UNDER CONTRACT



927 Bronco Dr • SC
$740,000 | MLS#3628370
4 Bed | 2.5 Bath | 3,089 SF



811 Hilltop Dr • SC
$650,000 | MLS#3628101
5 Bed | 4 Bath | 4,110 SF

UNDER CONTRACT

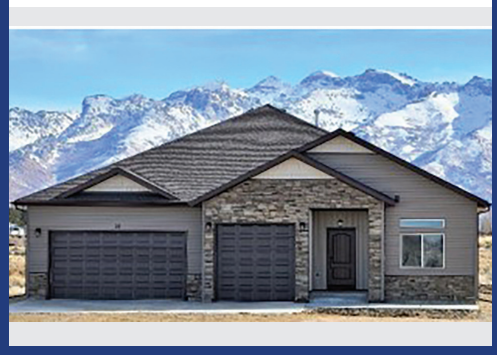


592 Gilia Place • SC
$360,000 | MLS#3628317
3 Bed | 2 Bath | 1,716 SF

SOLD



865 Black Oak Dr • SC
$319,900 | MLS#3628290
3 Bed | 2 Bath | 1,420 SF



652 Spring Creek Pkwy • SC
$639,900 | MLS#3628427
3 Bed | 2 Bath | 2,221 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK

UNDER CONTRACT



294 Two Bottle Bar Ln • SC
$598,900 | MLS#3628437
5 Bed | 3 Bath | 5,352 SF



327 Lookout Dr • SC
$602,000 | MLS#3628428
4 Bed | 2.5 Bath | 2,105 SF

UNDER CONTRACT



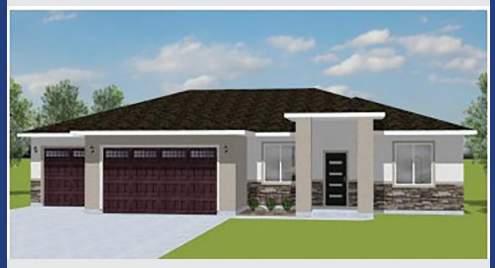
836 Abeyta Dr • SC
$280,000 | MLS#3628379
2 Bed | 1.5 Bath | 1,477 SF



565 Blackstone Dr • SC
$469,000 | MLS#3628423
3 Bed | 2 Bath | 1,770 SF



565 Abarr Dr • SC
$469,000 | MLS#3628424
3 Bed | 2 Bath | 1,770 SF



522 Shadybrook Dr • SC
$587,000 | MLS#3628429
4 Bed | 2.5 Bath | 2,105 SF



152 Bellwood Dr • SC
$525,000 | MLS#3628430
4 Bed | 2 Bath | 1,900 SF



Lot B4 Crest Dr • SC
$589,000 | MLS#3628425
4 Bed | 2 Bath | 1,900 SF



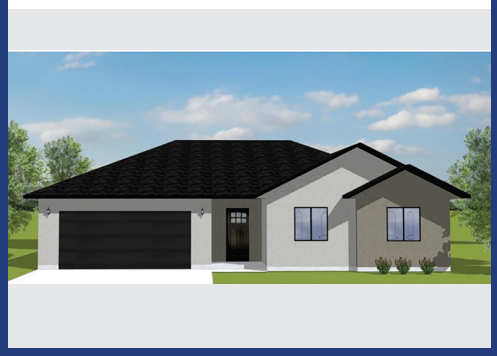
Lot B10 Diamnod Ridge Dr • SC
$539,000 | MLS#3628426
4 Bed | 2 Bath | 1,660 SF

COLDWELL BANKER EXCEL

RESIDENTIAL REAL ESTATE IN SPRING CREEK



Lot B6 Ridgeway Dr • SC
$599,000 | MLS#3628478
4 Bed | 2 Bath | 1,900 SF



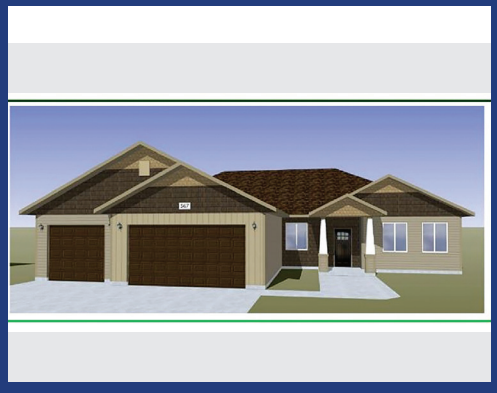
Lot B13 Diamond Ridge D • SC
$539,000 | MLS#3628477
4 Bed | 2 Bath | 1,660 SF



Lot A10 Sun Valley Circle • SC
$687,000 | MLS#3628431
4 Bed | 2.5 Bath | 2,105 SF



117 Lawndale Dr • SC
$614,999 | MLS#3628410
4 Bed | 3.5 Bath | 2,360 SF



267 Northglen Dr • SC
$515,000 | MLS#3628422
4 Bed | 2 Bath | 1,900 SF

COLDWELL BANKER EXCEL

Live well with Coldwell.

COLDWELL BANKER EXCEL

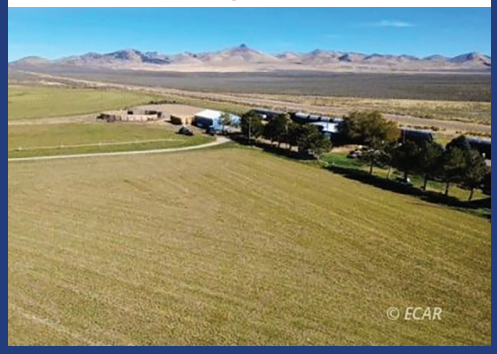
RESIDENTIAL REAL ESTATE IN OTHER AREAS

FARM/RANCH



1199 Fire Station Rd • Ely
$1,680,000 | MLS#3626889
3 Bed | 2 Bath | 2,133 SF

FARM/RANCH



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

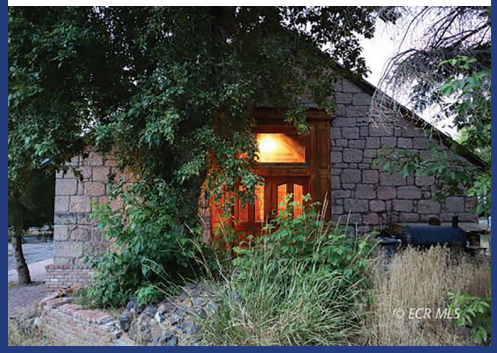
SOLD



451 Manley Ranch Rd • Round Mountain
$250,000 | MLS#3626439
3 Bed | 2 Bath | 1,728 SF



2574 Lamoille Hwy • Lamoille
$2,650,000 | MLS#3628178
4 Bed | 3.5 Bath | 4,317 SF



11 N Spring St • Eureka
$539,000 | MLS#3628199
2 Bed | 2 Bath | 1,634 SF

REDUCED



323 East 40th N St • Ely
$395,000 | MLS#3627616
3 Bed | 2 Bath | 1,536 SF

BUYING OR SELLING? CALL US 775-738-4078

COMMERCIAL AND INDUSTRIAL PROPERTIES



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

COMMERCIAL



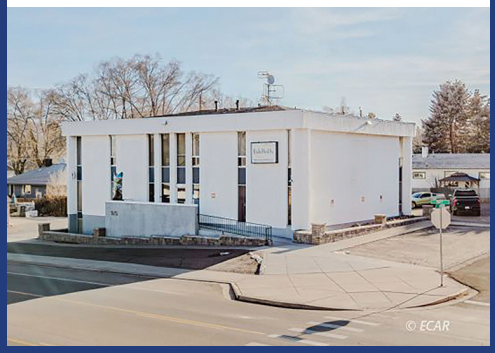
1655 D Ave • Ely
$900,000 | MLS#3625847
1.5 Bath | 2,736 SF

COMMERCIAL LEASE



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

COMMERCIAL LEASE



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

COMMERCIAL BUILDING • REDUCED



647 Humboldt Ave • Wells
$1,000,000 | MLS#3628045
4 Bath | 14,575 SF



925 Lamoille Rd • Lamoille
$525,000 | MLS#3628371
3 Bed | 3 Bath | 1,930 SF



824 Poplar St • Carlin
$3,100,000 | MLS#3627782
4 Bath | 14,980 SF

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LAND LISTINGS

COMMERCIAL LAND

ADDRESS	MLS	ACRES	PRICE
TBD US Hwy 93	MLS#3627046	29.21	$438,150
TBD Lamoille Hwy	MLS#3622512	6.74	$225,000
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
1605 Puet Dr	MLS#3627711	2.19	$120,000
200 Water St	MLS#3627314	0.278	$70,000
220 Water St	MLS#3627315	0.278	$70,000
240 Water St	MLS#3627316	0.278	$70,000
TBD US 93 Highway, Wells	MLS#3628403	100	$470,000

ELKO

Sec 25 Twp 38n Rge 54e U/C	MLS#3625742	8.01	$56,000
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
TBD Hamilton Creek Trail	MLS#3627327	2.955	$29,000
2683 Mesquite Way	MLS#3627320	0.216	$140,000
Andy's Way, Elko, NV	MLS#3627799	10.687	$258,000
Sec 29 Twp 37n Rge 58e	MLS#3627273	160	$54,500
Midas Ave	MLS#3628245	2.27	$8,500
TWP 36N RGE 45E	MLS#3628164	640	$90,000
TWP 36N RGE 45E MDB&M	MLS#3628165	640	$90,000

SPRING CREEK

ADDRESS	MLS	ACRES	PRICE
TBD N US Hwy 93	MLS#3627044	4.437	$425,000
353 Parkchester Dr	MLS#3626116	0.35	$48,000
281 Country Club Parkway	MLS#3627925	0.67	$45,000
321 Spring Creek Parkway	MLS#3627935	0.56	$45,000
Lot B1 Crest Dr	MLS#3627965	51.476	$239,000

SURROUNDING AREAS

TBD E Haskell Street	MLS#3627049	1	$299,000
8th Street	MLS#3625330	1.13	$5,750
80 Acres Parcel # A 8th St	MLS#3626704	80.21	$800,000
008-31D-003	MLS#3627381	77.81	$235,900
Quinn River Boulevard	MLS#3627222	1.14	$9,000
Tbd Van Buren Avenue, Ryndon	MLS#3626837	2.27	$8,500
Jarbidge Charleston Road	MLS#3628044	41.32	$99,500
880 Tobar Road	MLS#3627932	0.17	$25,000
Sec 1 Twp 39n Rge 68e	MLS#3627405	10	$8,900
Sec 31 TWP 36N RGE 58E	MLS#3627802	40	$55,000
45 Desert View Dr	MLS#3627333	2.6	$25,000
103 Canyon Dr	MLS#3627335	2.4	$26,000
010-030-11 SEC25 T36N R47E	MLS#3628189	640	$100,000
010-010-17 SEC27 T36N RGE44E	MLS#3628195	640	$110,000
010-170-32 SEC31 T33N R46E	MLS#3628190	637.25	$110,000
010-010-28 SEC35 T36N RGE44E	MLS#3628192	640	$110,000
010-170-30 SEC27 T33N R46E	MLS#3628194	659.22	$110,000
05-0441-21 SEC19 TWN 35 RNG 35	MLS#3628173	547.76	$80,000
07-0201-14 SEC 33 TWN 37N RNG 44E	MLS#3628171	320	$75,000
010-030-03 SEC23 T36N R47E	MLS#3628191	320	$75,000
010-030-08 SEC29 TWN 36N R47E MDB&M	MLS#3628193	320	$75,000
07-0131-24 SEC 21 TWN 38 RGE 43	MLS#3628172	640	$100,000
SEC 29 TWP 37N RGE 58E REDUCED	MLS#3627273	160	$54,500
TBD Wood Ave	MLS#3627659	1.03	$29,500

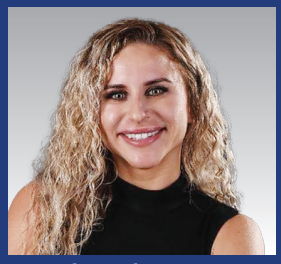
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Kaitlyn Allen Realtor®
NV Lic# S.0204811
775-401-3441



Dsrey Alvarez Realtor®
NV Lic# S.0198744
208-540-2524



Brandy Anderson Realtor®
NV Lic# S.0190170
775-385-0485



Faith Betancourt Realtor®
NV Lic# S.0038662
775-934-0490



Vicky Blair Realtor®
NV Lic# S.0027506
775-753-2898



Lina Blohm Realtor®
NV Lic# BS.0012911
775-753-2560



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



Joe Brown Realtor®
NV Lic# S.0195641
775-777-5311



Karen Capron Realtor®
NV Lic# S.0040240
775-934-4225



Ashley Chavez Realtor®
NV Lic# S.0205891
702-655-0282



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



Ben Cortez Realtor®
NV Lic# S.0179236
775-340-6043



Alexis Davila Realtor®
NV Lic# S.0182985
775-397-7797



Katherine Davis Realtor®
NV Lic# S.190845
775-340-1195



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



Veronica Eldridge Realtor®
NV Lic# S.0062587
775-937-4288



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



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
775-934-3714



Heather Jo Jones Realtor®
NV Lic# S.0179957
775-296-0161



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



Laura Kelly Realtor®
NV Lic# S.0063591
775-934-4710



Aubrey Lauborough Realtor®
NV Lic# S.0173630
775-778-1076

MEET YOUR COLDWELL BANKER EXCEL TEAM



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



Megan Matney Realtor®
NV Lic# S.0206075
775-388-4111



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
775-340-2393



Kathy Polkinghorne Realtor®
NV Lic# S.0026647
775-753-3282



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



Erica Quintero Realtor®
NV Lic# BS.0145524
775-397-2379



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



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NV Lic# S.0188967
775-513-7882



Pennie Roussin Realtor®
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775-846-7982



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NV Lic# S.0178925
775-388-7099



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



Aintxane Whitaker Realtor®
NV Lic# BS.0001291
775-340-3516



Jill Wickens Realtor®
NV Lic# S.0061311
775-934-2098



James Q. Winer Realtor®
NV Lic# BS.0024628
775-753-2872



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Coldwell Banker Excel: One Team, Stronger Together

At Coldwell Banker Excel, we believe real estate is about more than buying and selling property. It is about people, relationships, community, and having the right team behind you. As our brokerage continues to grow, we are excited to bring our residential, commercial, and Spring Creek offices together under one roof located at 700 Idaho St. in downtown Elko, NV. We believe this will create new opportunities for collaboration, connection, and professional growth.

This move represents an exciting new chapter for our brokerage. By combining our offices, we are creating an environment where agents can share knowledge, learn from one another, and benefit from the experience of professionals across every area of real estate. From residential homes and new construction to commercial properties, land, and farm and ranch sales, our team offers a wide range of expertise to the communities we serve.

Our greatest strength has always been our people. Each agent brings unique experience, strengths, and a commitment to helping clients achieve their real estate goals. Bringing everyone together allows us to build stronger relationships, encourage teamwork, and create a more connected office culture.

The expanded space includes dedicated offices and a new training room, providing more opportunities for education, mentorship, and collaboration. We believe that when agents feel supported and have access to the right resources, they are better equipped to grow their businesses and serve their clients.

As broker-owner, I am proud of the team we have built and excited about what lies ahead. This expansion is about more than additional office space. It is about investing in our agents, strengthening our foundation, and creating an atmosphere where everyone has the opportunity to succeed.

Coldwell Banker Excel is proud to serve Elko County and the surrounding communities with local knowledge, experience, and a genuine commitment to our clients. By bringing our residential, commercial, and Spring Creek teams together, we are building an even stronger brokerage focused on collaboration, growth, and exceptional service.

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Picture how you like to gather—and whether a home's layout makes it easy.

Home for the Holidays

Beyond square footage, the right home makes room for the people, routines, and moments that matter.

There is a moment before a holiday gathering when a house begins to feel different. Something is warming in the oven. Someone is looking for extra chairs. Coats land near the front door, and the kitchen becomes the unofficial meeting place—even when there is a perfectly good living room a few steps away.

These are the moments that can make us think differently about a home. The listing might describe three bedrooms, two bathrooms, and a two-car garage. Living there tells another story: where everyone gathers, how comfortably the rooms work, and whether there is a quiet corner when the conversation gets a little lively.

For Northern Nevada buyers, the holiday season offers a useful way to picture life in a new place. You do not need a formal dining room or space for twenty overnight guests. You need a home that suits your everyday life, with a little flexibility for the occasions you love.

Start with an ordinary Tuesday

It is easy to fall in love with the idea of hosting Thanksgiving in a beautiful dining room. Before making that room the deciding factor, think about how you would use the house during the rest of the year.

Where would you drink your morning coffee? Is there a comfortable place to read, work, or watch a movie? Can someone cook while another person does homework or catches up on the day? Where would groceries, backpacks, and laundry go?

A room earns its place by making life easier or more enjoyable. An impressive space that rarely gets used may matter less than a sensible kitchen, useful storage, or a layout that gives everyone a little breathing room.

As you tour homes, imagine your actual routines. The holiday version of your life should fit inside the everyday version—not require an entirely different house.

Follow the gathering

Every household has its own hosting style. Some people want a table where everyone can sit together. Others prefer a casual buffet, with guests moving between the kitchen and living room. Some would rather invite a few friends for soup than organize a full holiday production.

Picture your preferred gathering and follow the path through the home. Is there somewhere to set down serving dishes?

Can guests find the bathroom easily? Would chairs around the table block a doorway? Could someone step away from the bustle without retreating to a bedroom?

An open layout may suit people who enjoy cooking and visiting at the same time. Separate rooms may appeal to those who want different activities happening without sharing every sound. Neither arrangement is automatically better. What matters is how the space works for you.

Bring a few key furniture measurements to a showing. A table that fits on paper still needs room for chairs, people, and a clear route around it.

Give winter gear a landing place

In Northern Nevada, a welcoming entrance has practical work to do. Boots, coats, gloves, and wet weather gear need somewhere to land before they reach the rest of the house.

A dedicated mudroom is helpful, but a useful entry can be much simpler: a nearby closet, a bench, hooks, and enough room to come inside without crowding the doorway.

Look at the entrance you would use most often. If you typically enter through the garage, that route may matter more to daily life than the front porch. Consider where packages would sit, where you would take off boots, and how easily you could carry groceries into the kitchen.

Those details may not steal the spotlight in a listing photo, but you will notice them every cold evening when your hands are full.

Make room without adding rooms

Holiday guests can make an extra bedroom seem essential. Sometimes it is. Sometimes a flexible space would serve you better.

A room used as an office most of the year might accommodate an occasional guest. A dining area could double as a place for projects or games. A small sitting area might become the favorite spot for visiting relatives to enjoy a quiet cup of coffee.

Think realistically about how often people stay, how long they visit, and what level of privacy everyone needs. Consider access to a bathroom and whether an overnight setup would interrupt your work or household routines.

The goal is useful flexibility. You should not have to maintain an entire wing of the house for someone who visits one weekend a year—unless that is a choice you are happy to make.

Comfort is in the details

Cozy is easy to suggest with a blanket and a few pillows. When you are buying a home, look beyond the styling.

Notice daylight, the placement of windows, and where lamps could go. Ask about the heating system, its service history, and available utility information. Discuss questions about insulation, drafts, or the condition of a fireplace with the appropriate inspector or qualified professional.

> *"The holiday version of your life should fit inside the everyday version—not require an entirely different house."*

Think about access for the people who visit, too. Steps, narrow passages, and the location of a bathroom can affect how comfortably a guest moves through the home. Features that make a visit easier today may also support your own needs over time.

And do not overlook storage. There is something satisfying about holiday decorations having a home of their own, rather than spending eleven months in the corner of the guest room.

Look for your kind of home

The holidays can help clarify what you value: space to gather, a kitchen you enjoy using, room for a visitor, or simply a comfortable place to close the door and unwind.

Turn those priorities into a short list before you shop. Separate what you truly need from what you could create later. A paint color can change. The route between the garage and kitchen is a different consideration.

The right home does not have to host the biggest celebration on the block. It should fit the life you want to live, whether that means a lively table full of guests or two mugs, a warm meal, and a quiet evening.

After all, feeling at home should last longer than the holiday weekend.



A practical entry gives coats and winter gear a place to land before they reach the rest of the house.

Picture yourself here

- ✓ Where would coats, boots, and bags go?
- ✓ Could my table fit with room to move around it?
- ✓ Where would guests gather while I cook?
- ✓ Is there a quiet space away from the activity?
- ✓ Could a room serve more than one purpose?
- ✓ Would the entrance and bathroom work for my visitors?
- ✓ Where would I store decorations and serving dishes?



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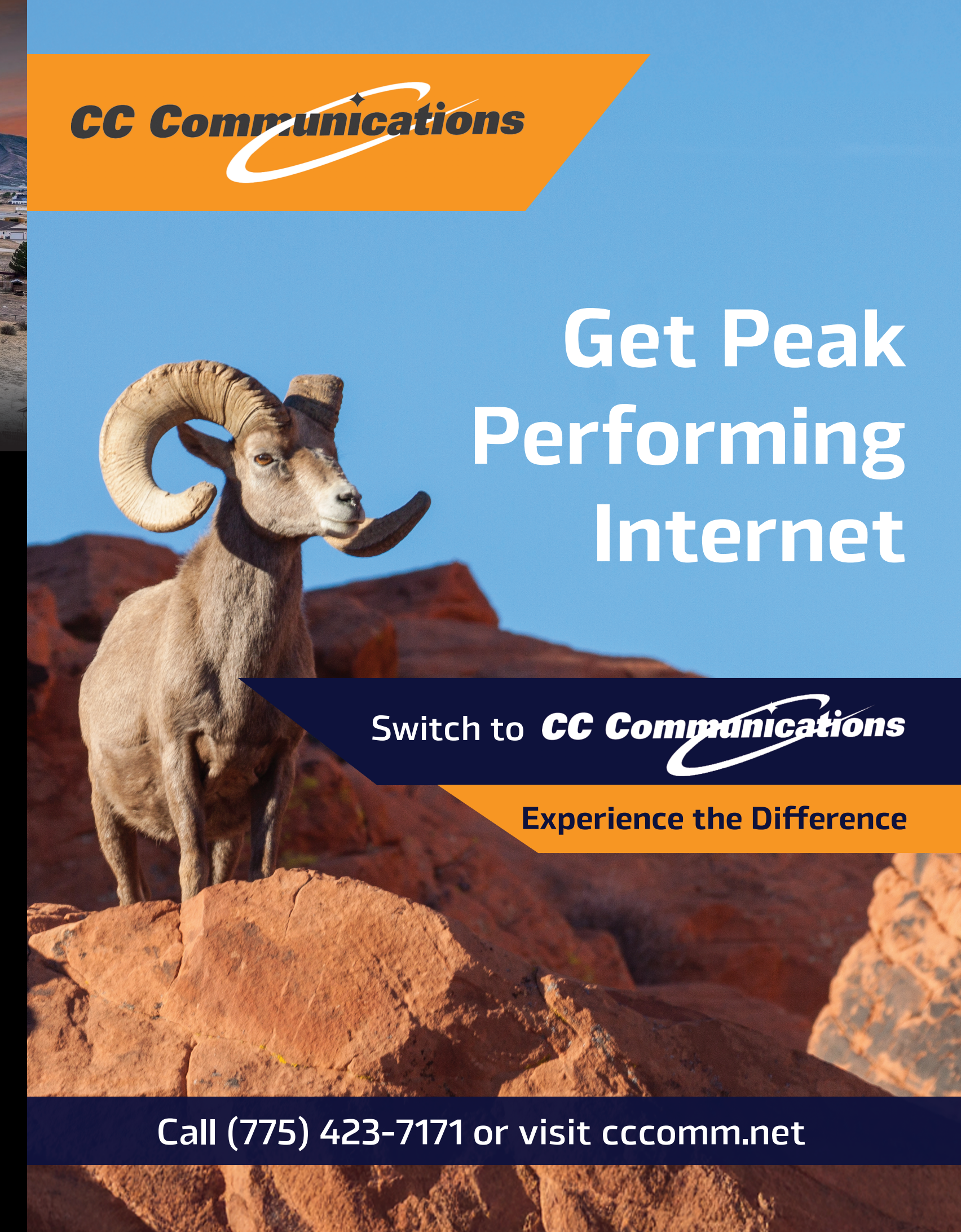
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john.sorensen@stewart.com
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