

EXCLUSIVE LISTING!

149.4 +/- Acres in Sandy Valley, Nevada 89019
Four Parcels Sold Separately



- Clark County Sandy Valley Jurisdiction- Southwest from Las Vegas
- Zoned R-U –Rural Open Land-0.5 Units per Acre
- Route 161 west from I-15
- 202-32-000-002 – 18.88 +/- Acres Listed for \$481,400-PS #4690 Akron Lode
- 202-31-000-002 – 11.5 +/- Acres Listed for \$86,000-Mineral Survey #1921-Cresstone Lode **(SOLD !)**
- 218-20-000-003 – 80.55 +/- Acres Listed for \$1,260,000-Mineral Survey #4525- Sultan Lode
- 222-00-001-001 – 20.21 +/- Acres Listed for \$360,00-Mineral Survey #4372-Milford No.2 Lode
- 222-00-001-002 – 41.26 +/- Acres Listed for \$828,000-Mineral Survey #4331-Ingomar and Harriet K. Ingomar Lode



Mark Anthony Rua
Brokers

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The proposed Southern Nevada Supplemental Airport (formerly known as the Ivanpah Airport) continues to move forward. The current airport, Harry Reid International Airport in Las Vegas will soon be at maximum capacity. The addition and location of the proposed Southern Nevada Supplemental Airport ticks all the boxes as it would be service Southern Nevada AND the growing Southern California aviation needs. With this secondary airport located in Nevada, it avoids the harsh California regulatory requirements. Timing is the only question now. There is clearly a need.

Construction is underway to widen and improve the primary paved route connecting rural Sandy Valley to State Route 161. It is a \$7.3M project that addresses road degradation and will enhance travel safety.

Development is progressing on Phase Two of the K-12 educational campus. The project focuses on a new Sandy Valley Elementary building and upgraded high school athletic fields.



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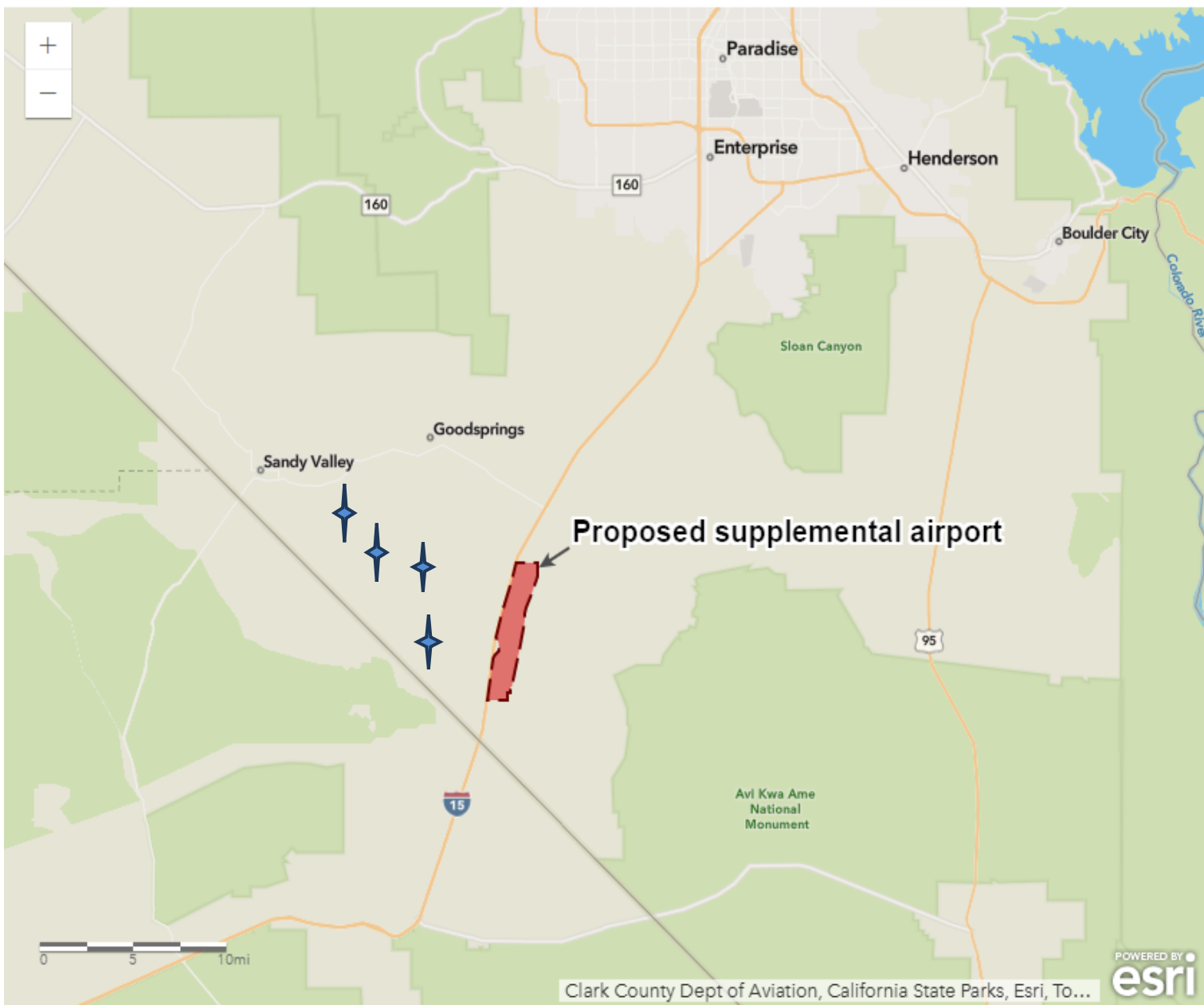
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Parcels' approximate location
noted by



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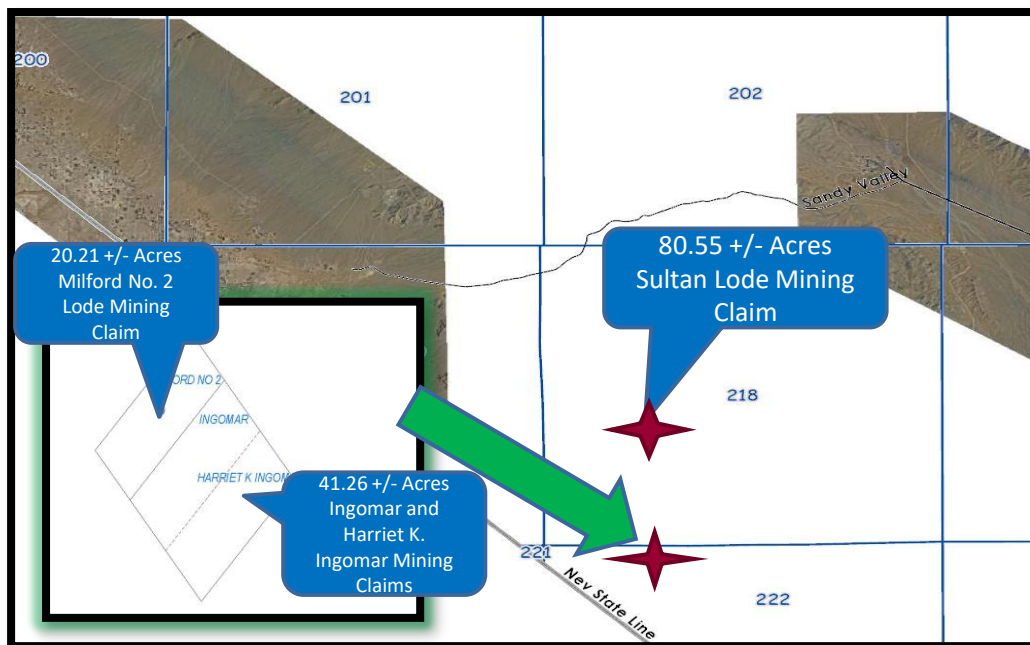
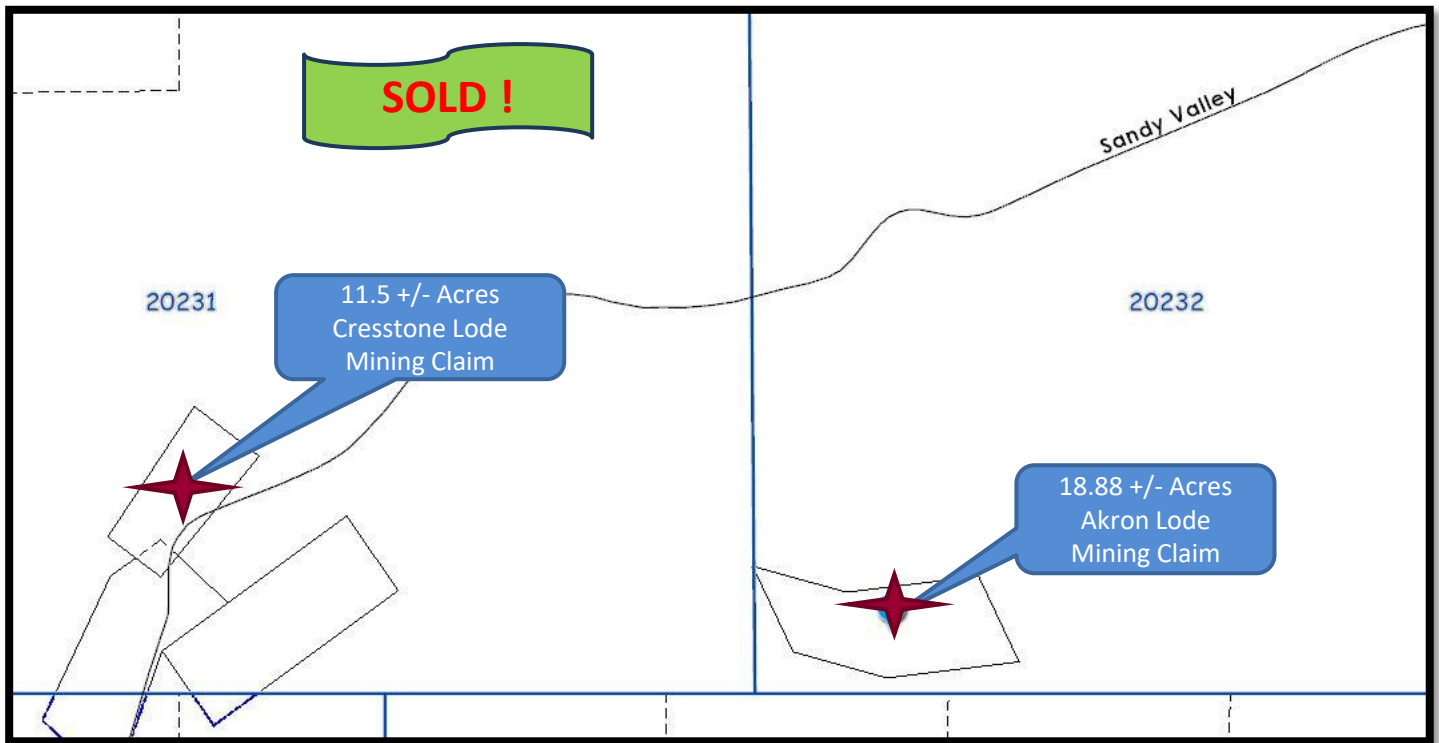
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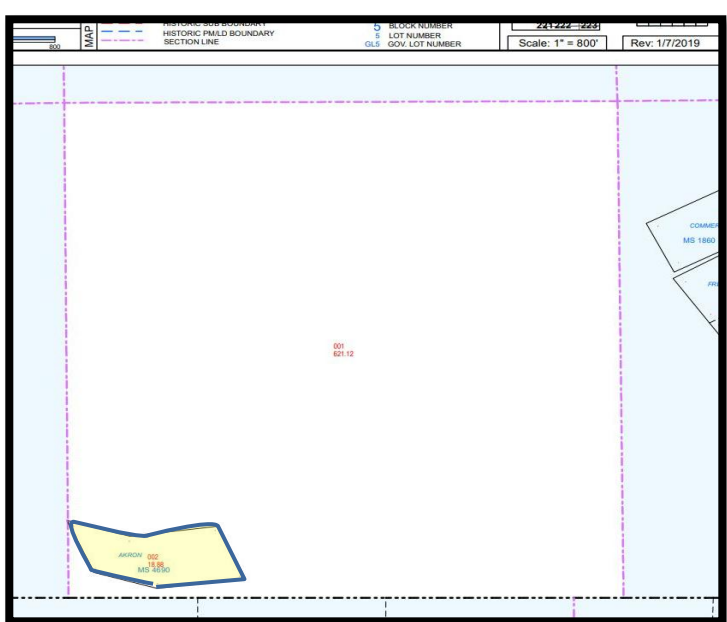
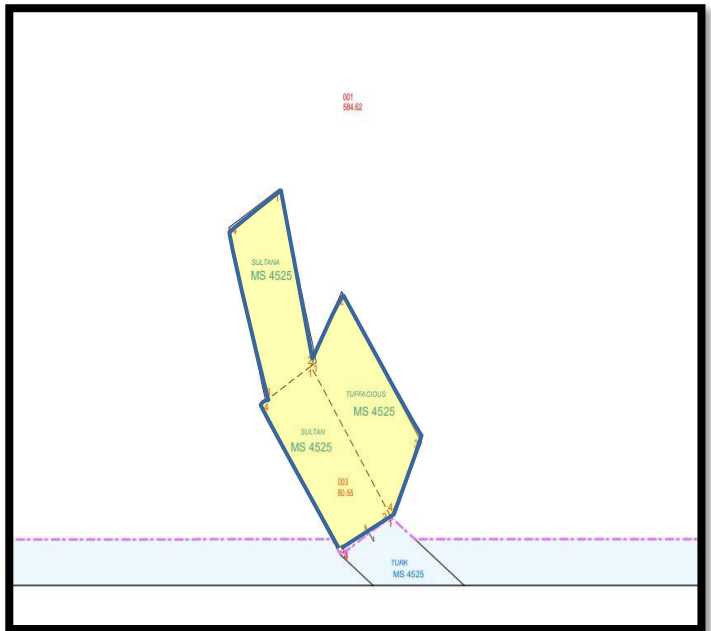
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