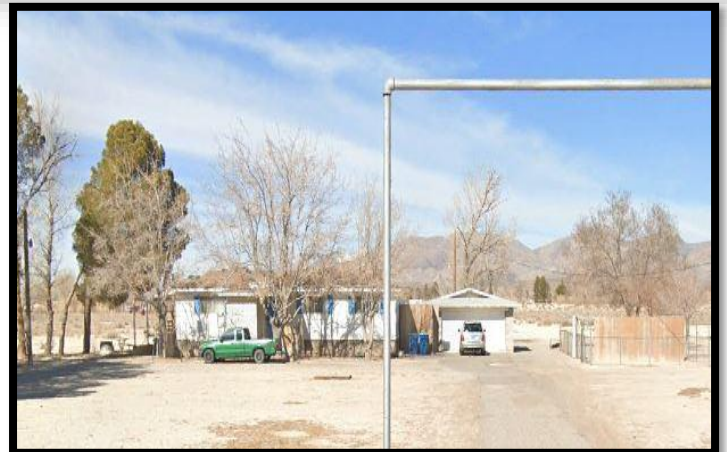


## **EXCLUSIVE LISTING!**

9.24 +/- Acres of Rural Land with rental house \$595,000  
300 E. Quartz Ave Sandy Valley, NV 89019



- 201-31-401-008
- 9.24 +/- Acres Zoned Rural Open Land
- Clark County Jurisdiction
- Sandy Valley is 37 miles from Las Vegas, NV
- House built-1979- 1,428 SF 1<sup>st</sup> floor, 1,036 SF basement, 330 SF garage, 2 bedrooms, 2 bathrooms, fireplace
- 2025 Taxes \$996.34



**Mark Anthony Rua**  
**Brokers**

S.026655

Office: 702-992-7534  
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052  
[markanthonyrua@gmail.com](mailto:markanthonyrua@gmail.com) [www.mrlandlasvegas.com](http://www.mrlandlasvegas.com)



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

300 E. Quartz Ave Sandy Valley, NV 89019



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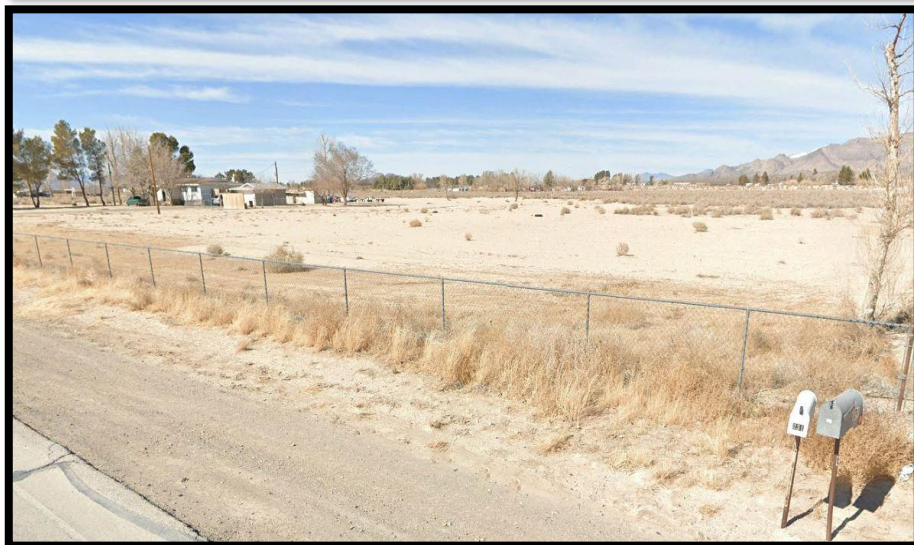
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Directions from Las Vegas:  
Take I-15 South to Route 161 heading to Goodsprings. Turn onto Sandy Valley Road and head through the mountains. Right onto Comanche St and left onto Quartz Avenue to the property.



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CONSOLIDATED

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This map is for assessment use only and does NOT represent a survey.  
No liability is assumed for the accuracy of the data delineated herein.  
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.  
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL.

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB-BOUNDARY
- PAID EASEMENT
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

**NOTES**

- 001 ROAD PARCEL NUMBER
- 002 PARCEL NUMBER
- 003 ACREAGE
- 004 PARCEL SUBSECT NUMBER
- 005 24-45 PLAT RECORDING NUMBER
- 006 LOT NUMBER
- 007 5 BLOCK NUMBER
- 008 5 LOT NUMBER
- 009 5 LOT NUMBER

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
**Briana Johnson - Assessor**

**MAP**

| MAP | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1   | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71  | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

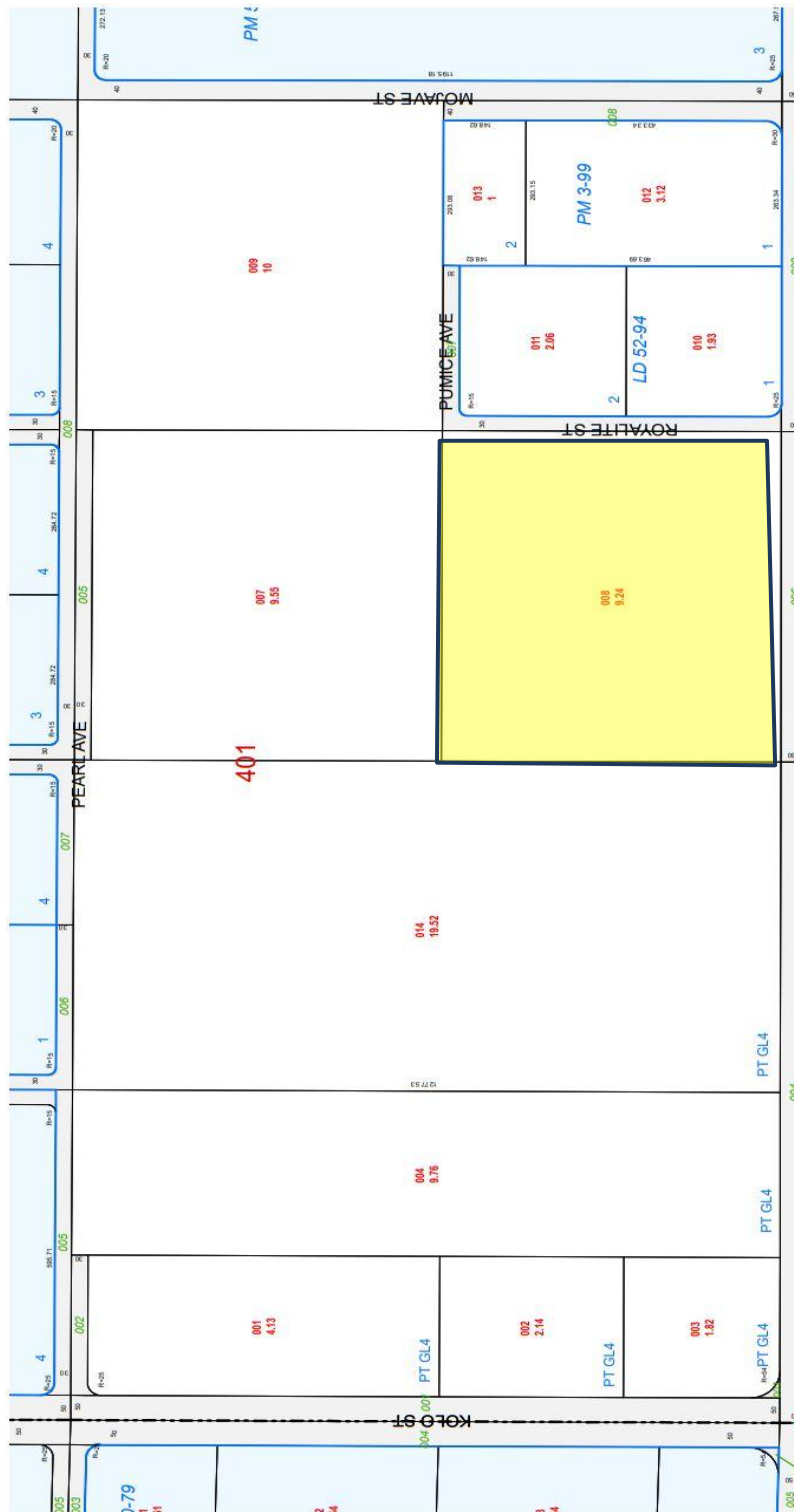
**Scale: 1" = 200'**

**Rev: 1/8/2019**

**201-31-4**

**S 2 SW 4**

**CLARK COUNTY**



300 E. Quartz Ave Sandy Valley, NV 89019