

FINAL SALES MATRIX for Fall 2016 – 16 Parcel Land Sale

Updated on October 31, 2016

BLM Serial # Location		Legal Description and Assessor's Parcel Number	Subject to Reservations/Encumbrances	Acres	Fair Market Value
1	N-94534 NE & NW corners of Torino Ave. and Santa Margarita St.	T. 22 S., R. 60 E., section 14, SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$. pt.176-14-401-042	N-60629 – Clark County – road N-75019 – Clark County – road The east and south 30 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; The north and south 30 feet of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$; The north and south 30 feet of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	12.50	\$1,562,500
2	N-94535 SE corner of Ford Ave. and Redwood St.	T. 22 S., R. 60 E., section 14, W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$. pt.176-14-401-042	N-60058 – NV Power Co. – underground transmission line N-60629 – Clark County – road N-94742 – (Pending) easement for N-60058 The north, south and west 30 feet of the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	5.00	\$625,000
3	N-94536 SE corner of Torino Ave. and Santa Margarita St.	T. 22 S., R. 60 E., section 14, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$. pt. 176-14-401-042	N-56081 – NV Power Co. and Central Telephone dba CenturyLink – underground distribution and telephone lines N-75019 – Clark County – road N-94743 – (Pending) easement for N-56081 The north 30 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for	2.50	\$312,500

			road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		
4	N-94537 SW corner of Ford Ave. and Buffalo Dr.	T. 22 S., R. 60 E., section 16, NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$. pt. 176-16-701-014	N-63015 – Clark County – road N-78922 – Clark County – road N-82652 – NV Power Co. – overhead distribution line The north 30 feet and east 50 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	2.50	\$325,000
5	N-94538 SE corner of Meranto Ave. and Grand Canyon Dr	T. 22 S., R. 60 E., section 19, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$. pt. 176-19-401-016	N-94845 – Clark County – road The north 30 feet and west 40 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	10.00	\$2,850,000
6	N-94539 SW corner of Warbonnet Way and Pebble Rd.	T. 22 S., R. 60 E., section 21, SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$.	N-58888 – NV Power Co. – overhead distribution line & substation N-75245 – Clark County – road, public utilities & drainage N-86681 – Clark County – equestrian trail N-90172 – Clark County Water Reclamation District – underground sewer pipeline The south and west 30 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; The north and west 30 feet of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$;	25.00	\$2,500,000

		pt. 176-21-501-029	<p>The north 50 feet, east and south 30 feet of the NE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$;</p> <p>The north and east 30 feet of the N$\frac{1}{2}$SE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$;</p> <p>The south 30 feet of the SE$\frac{1}{4}$NW$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$;</p> <p>The north 30 feet of the NE$\frac{1}{4}$SW$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$ of Section 21, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>		
7	<p>N-94540</p> <p>NW corner of Oleta Ave. and Tenaya Way.</p>	<p>T. 22 S., R. 60 E., section 22, SE$\frac{1}{4}$NE$\frac{1}{4}$SE$\frac{1}{4}$NW$\frac{1}{4}$.</p> <p>176-22-201-012</p>	<p>N-00875 – Central Telephone dba CenturyLink – communication line</p> <p>N-03765 – Central Telephone dba CenturyLink – telephone line</p> <p>N-75199 – Clark County – road</p> <p>The east 40 feet of the SE$\frac{1}{4}$NE$\frac{1}{4}$SE$\frac{1}{4}$NW$\frac{1}{4}$ of Section 22, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>	2.50	\$500,000
8	<p>N-94541</p> <p>SW corner of Oleta Ave. and Tenaya Way.</p>	<p>T. 22 S., R. 60 E., section 22, NE$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$NW$\frac{1}{4}$.</p> <p>176-22-201-023</p>	<p>N-5425 – NV Power Co. – overhead distribution line</p> <p>N-39876 – NV Power Co. – transmission & distribution lines</p> <p>N-60107 – Southwest Gas Corporation – natural gas pipeline</p> <p>N-82741 – Cox Communications Inc. – fiber optic line</p> <p>N-83879 – NV Power Co. – overhead distribution line</p> <p>N-84059 – NV Power Co. – overhead fiber optic & communication lines</p> <p>N-012728 – NV Department of Transportation – road</p> <p>N-94744 – (Pending) easement for N-5425</p> <p>N-94745 – (Pending) easement for N-39876</p> <p>N-94746 – (Pending) easement for N-83879</p> <p>N-94747 – (Pending) easement for N-84059</p>	2.50	\$336,000

			The east 40 feet of the NE ¹ / ₄ SE ¹ / ₄ SE ¹ / ₄ NW ¹ / ₄ of Section 22, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		
9	N-94542 NE & NW corners of Agate Ave. and Belcastro St. and the SE & SW corners of Pebble Rd. and Montessori St.	T. 22 S., R. 60 E., section 22, NW ¹ / ₄ NW ¹ / ₄ NE ¹ / ₄ NE ¹ / ₄ , N ¹ / ₂ NE ¹ / ₄ NW ¹ / ₄ NE ¹ / ₄ , SE ¹ / ₄ NE ¹ / ₄ NW ¹ / ₄ NE ¹ / ₄ , S ¹ / ₂ NW ¹ / ₄ NE ¹ / ₄ , S ¹ / ₂ NW ¹ / ₄ NW ¹ / ₄ NE ¹ / ₄ , NW ¹ / ₄ NW ¹ / ₄ NW ¹ / ₄ NE ¹ / ₄ . pt. 176-22-501-024	<p>N-05710 – Central Telephone dba CenturyLink – communication line N-10150 – NV Power Co. – distribution line N-60005 – Clark County – road N-75199 – Clark County – road N-76623 – Las Vegas Valley Water District – underground water pipeline N-79224 – Clark County Water Reclamation District – road N-83096 – Las Vegas Valley Water District – underground water pipeline N-83969 – NV Power Co. – underground conduit and cable N-86681 – Clark County – equestrian trail N-94749 – (Pending) easement for N-10150</p> <p>The north 50 feet of NW¹/₄NW¹/₄NE¹/₄NE¹/₄; The north 50 feet and the west 30 feet of N¹/₂NE¹/₄NW¹/₄NE¹/₄; The south 30 feet the of SE¹/₄NE¹/₄NW¹/₄NE¹/₄; The north, south and west 30 feet of the SE¹/₄NW¹/₄NE¹/₄; The north, east and south 30 and the west 40 feet of SW¹/₄NW¹/₄NE¹/₄; The east and south 30 feet and the west 40 feet of S¹/₂NW¹/₄NW¹/₄NE¹/₄; The north 50 feet and the west 40 feet of the NW¹/₄NW¹/₄NW¹/₄NE¹/₄ of Section 22, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress</p>	37.50	\$3,675,000

			to adjacent lands		
10	N-94543 NE & SE corners of Oleta Ave. and Agate Ave.	T., 22 S., R. 60 E., section 22, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$. pt. 176-22-501-024	N-00875 – Central Telephone dba CenturyLink – communication line N-03765 – Central Telephone dba CenturyLink N-39876 – NV Power Co. – transmission & distribution lines N-75199 – Clark County – road N-76623 – Las Vegas Valley Water District – underground water pipeline N-80104 – Las Vegas Valley Water District – water pipeline N-82741 – Cox Communications Inc. – fiber optic line N-83879 – NV Power Co. – transmission line & related appurtenances N-84059 – NV Power Co. – overhead fiber optic & communication lines N-012728 – NV Department of Transportation – road N-94750 – (Pending) easement for N-84059 N-94751- (Pending) easement for N-83879 N-94762 – (Pending) easement for N-39876 The north and west 30 feet of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; The west 30 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; The east 30 feet and the west 40 feet of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; The east 30 feet of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; The west 40 feet of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	15.00	\$3,350,000
11	N-94544 NW corner of Raven Ave. and	T. 22 S., R. 60 E. section 24, E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$.	N-2557 – NV Power Co. – transmission line N-63015 – Clark County – road N-75197 – Clark County - road N-82741 – Cox Communications Inc. – fiber optic line	1.25	\$50,000

	Edmond St.	176-24-501-067	<p>N-94752 – (Pending) easement for N-2557</p> <p>The east and south 30 feet of the E$\frac{1}{2}$SE$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$ of Section 24, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>		
12	<p>N-94545</p> <p>SW corner of Gomer Rd. and Fort Apache Rd.</p>	<p>T., 22 S., R. 60 E., section 30, NE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$, NE$\frac{1}{4}$SE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$, S$\frac{1}{2}$SE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$, N$\frac{1}{2}$NE$\frac{1}{4}$SE$\frac{1}{4}$NE$\frac{1}{4}$, SW$\frac{1}{4}$NE$\frac{1}{4}$SE$\frac{1}{4}$NE$\frac{1}{4}$.</p> <p>pt. 176-30-201-001</p>	<p>N-58888 – NV Power Co. – overhead distribution line & substation N-62807 – Clark County – road N-75246 – Clark County – road, public utilities & drainage N-77167 – NV Power Co. – overhead transmission line N-78666 – Las Vegas Valley Water District – water pipeline N-88263 – NV Power Co. – aerial line N-90056 – Nevada Hospital Association – overhead fiber optic line N-93812 – Central Telephone dba CenturyLink – underground conduit N-059100 – Valley Electric Association – aerial transmission line N-94785 – Valley Electric – fiber optic line – North boundary N-94753 – (Pending) easement for N-77167 N-94754 – (Pending) easement for N-88263</p> <p>The north and east 50 and the west 30 feet of the NE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$; The east 50 feet of the NE$\frac{1}{4}$SE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$; The east 50 feet and the south and west 30 feet of the S$\frac{1}{2}$SE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$; The east 50 feet and the north and west 30 feet of the N$\frac{1}{2}$NE$\frac{1}{4}$SE$\frac{1}{4}$NE$\frac{1}{4}$; The west 30 feet of the SW$\frac{1}{4}$NE$\frac{1}{4}$SE$\frac{1}{4}$NE$\frac{1}{4}$ of Section 30, T. 22 S., R. 60 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure</p>	25.00	\$7,250,000

			ingress and egress to adjacent lands.		
13	N-94549 NE corner of Cactus Ave. and Polaris Ave.	T., 22 S., R. 61 E., section 29, SW ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ SW ¹ / ₄ . pt. 177-29-406-001	N-43913 – NV Power Co., and Central Telephone dba CenturyLink – underground distribution and telephone lines N-55622 – NV Power Co. – underground distribution line N-65521 – Clark County – road N-65701 – Southwest Gas Corporation – natural gas pipeline N-84463 – Southwest Gas Corporation – natural gas pipeline N-92909 – Cox Communications Inc. – CATV, telephone & broadband conduit & wiring N-94755 – (Pending) easement for N-55622 N-94756 – (Pending) easement for N-43913 The south 50 and the west 30 feet of the SW ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ SW ¹ / ₄ of Section 29, T. 22 S., R. 61 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	2.50	\$2,065,000
14	N-94550 NW corner of Cactus Ave. and Valley View Blvd.	T. 22 S., R. 61 E., Section 30, SE ¹ / ₄ SE ¹ / ₄ SE ¹ / ₄ , N ¹ / ₂ SW ¹ / ₄ SE ¹ / ₄ SE ¹ / ₄ , SW ¹ / ₄ NW ¹ / ₄ SE ¹ / ₄ SE ¹ / ₄ , SW ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ SE ¹ / ₄ , SE ¹ / ₄ NE ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ , NE ¹ / ₄ SE ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ , W ¹ / ₂ SE ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ . pt. 177-30-801-024	N-57053 – NV Power Co., and Central Telephone dba CenturyLink – underground distribution & telephone lines N-57121 – NV Power Co., and Central Telephone dba CenturyLink – underground distribution line N-58895 – NV Power Co., and Central Telephone dba CenturyLink – distribution & telephone lines N-60432 – Clark County – road N-63011 – NV Power Co. – underground distribution line N-65521 – Clark County – road N-76359 – Las Vegas Valley Water District – water pipeline N-77260 – Clark County – road & drainage N-78847 – Southwest Gas Corporation – natural gas pipeline N-94650 – Clark County Water Reclamation District – Sanitary Sewer Lines	30.00	\$3,600,000

			<p>N-94757 – (Pending) easement for N-63011 N-94758 – (Pending) easement for N-57053 N-94759 – (Pending) easement for N-58895</p> <p>The east and south 50 and the north and west 30 feet of the SE$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The north, east and the west 30 feet of the N$\frac{1}{2}$SW$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The south and west 30 feet of the SW$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The south 50 and the west 30 feet of the SW$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The east and south 30 of the SE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$; The north and east 30 feet of the NE$\frac{1}{4}$SE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$; The south 50 and the north and west 30 feet of the W$\frac{1}{2}$SE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$ of Section 30, T. 22 S., R. 61 E., MDM, Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>		
15	<p>N-94551</p> <p>SE corner of Roban Ave. and Las Vegas Blvd.</p>	<p>T., 23 S., R. 61 E., section 17, NE$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$, E$\frac{1}{2}$NW$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$.</p> <p>191-17-701-012</p>	<p>NVCC-019435 – NV Department of Transportation – road N-08068 – NV Power Co. – distribution line N-17380 – NV Power Co. – distribution line N-43923 – MCI Worldcom Network Svc. Inc. – fiber optic cable and regeneration station sites N-47888 – Sprint Communications Co. LP – fiber optic line N-48572 – AT&T Gre Lease Admin – fiber optic line N-57912 – Central Telephone dba CenturyLink – underground distribution & telephone lines N-056213 – CalNev Pipeline Co. – petroleum products pipeline N-94772 – (Pending) easement for N-17380 N-94760 – (Pending) easement for N-08068</p> <p>The north 40 feet and east 30 feet of the NE$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$; The north 40 feet of the E$\frac{1}{2}$NW$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$ of Section 17, T. 23 S., R. 61 E., MDM, Nevada in favor of Clark County</p>	3.75	\$525,000

			for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		
16	N-94552 NE corner of Isaac Newton Way and Hualapai Way.	T. 20 S., R. 60 E., section 7, lot 32. 138-07-401-001	<p>N-42581 – Kern River Gas Transmission Co. – natural gas pipeline N-53362 – Las Vegas Valley Water District – water well sites N-53362-C – Las Vegas Valley Water District – water well site N-59960 – Southwest Gas Corporation – natural gas pipeline N-60491 – Clark County – road N-65751 – Central Telephone dba CenturyLink – underground telephone facilities N-66455 – Las Vegas Valley Water District – water pipeline</p> <p>The west 50 feet and the south 30 feet of govt. lot 32, section 7, T. 20 S., R. 60 E., MDM, Clark County Nevada in favor of the City of Las Vegas for road, public utilities and flood control purposes, to insure ingress and egress to adjacent lands.</p>	5.43	\$2,118,000
TOTAL Parcels: 16		Note: * The nominal acreage of these parcels are based on an aliquot division of a normal 640-acre section of land, which may vary from the actual acreage. Buyers are cautioned that they should perform their own due diligence concerning actual parcel sizes.		Total Acres: 182.93	\$31,644,000

1. A right-of-way is reserved for ditches and canals constructed by authority of the United States under the Act of August 30, 1890 (43 U.S.C. 945)
2. Subject to all valid and existing rights.
3. Subject to easements for roads, public utilities and flood control purposes, both existing and proposed, in accordance with the local governing entity's Transportation Plan.