

SALES MATRIX for Spring 2013

Updated on May 24, 2013

BLM Serial # Location	Legal Description and Assessor's Parcel Number	Subject To/Reservations: (All parcels are subject to authorized rights-of-way, encumbrances, and items 1-3 on last page. Pending actions will be authorized prior to issuance of patent.)	Gross Acres	Fair Market Value
N-81959 SW corner of LeBaron Ave. and Pioneer Way	T. 22 S., R. 60 E., section 27, NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$. 176-27-201-004	Nev-059100- Valley Electric Association – overhead powerline – 330' x 80'– north boundary. The north 30 of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; of section 27, 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	\$230,000
N-91125 NE corner of Blue Diamond and Rainbow Blvd.	T. 22 S., R. 60 E., section 23, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$. 176-23-201-016	N-74007 for Central Telephone- fiber optic line- 10' x 165' N-75198 for Clark County - road N-75689 for Clark County Water Reclamation Dist.- sewer line- 165' x 60' N-82741 for Cox Communications - fiber optic line- 10' x 165' N-58927 for NV Power - overhead transmission line N-75351 for NV Power- fiber optic line 165' x 10' N-82634 for NV Power - underground distribution cable N-39876 for NV Power - overhead distribution line N-77282 for Southwest Gas - gas line N-3765 for Central Telephone dba Century Link -aerial line Nev-012728 to NDOT-road -Blue Diamond Road The west 75 of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; of section 23, 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.	1.07	\$17,800
N-91529 SE angle of Torrey Pines Dr. and Cougar Lane.	T. 22 S., R. 60 E., section 14, SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$. 176-14-701-036	N-82741- Cox Communication- underground fiber optic and coaxial lines – 600' x 10' - southern boundary. N-86256- Clark County- road and road purposes- 1980' x 30'– north and south boundaries, 600' x 45' – west boundary. The north, south and west 30 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; The north, east and west 30 feet of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; The west 40 feet and the north and east 30 feet of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; The west 40 feet and the south 30 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; of section 14, T.	22.50	\$2,360,000

		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.		
N-91530 SW corner of Pioneer Way and Shelbourne Ave.	T. 22 S., R. 60 E., section 15, NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$. Pt. 176-15-101-009	N-55350- Clark County- road & utilities- 660 x 30 – west boundary, 600' x 30' - north & south boundaries. N-75239- Clark County- road, utilities & drainage, 660' x 30' - south boundary. N-79223- Clark County – road & drainage- 165' x 30' - south boundary. N-81798- Clark County- Water Reclamation District – sewer & drainage – 494.30' x 15'– east boundary N-81799- Clark County – road & drainage – 663.40' x 30'– west boundary. The north, south and west 30 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; The north, east and south 30 feet of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; The south 40 feet and the north and west 30 feet of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; of section 15, 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.	20.00	\$3,150,000
N-91531 North on Cougar Ave. and SE and SW of Miller Ave. and Warbonnet Ave.	T. 22 S., R. 60 E., section 16, NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$. Pt. 176-16-801-020	N-7256- Central Telephone Co- telephone line- 1320' x 10' - south boundary. N-20693- Nevada Power Co- transmission line – 665.66' x 6' and 66.66 x 10'– south boundary. N-55350- Clark County – 1320' x 45'– north boundary and 1140' x 30' - east and west boundaries. N-77260- Clark County – road & drainage – 330' x 30'– west boundary. N-86681- Clark County – Equestrian Trail – 1306' x 14' – west and south boundaries. The north 40 feet and the west 30 feet of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; The north 40 feet and the east, south and west 30 feet of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; The north 40 feet and the east 30 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ 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.	15.00	\$1,380,000
N-91532 North on Torino Ave. between Cimarron Road	T. 22 S., R. 60 E., section 16, S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$,	N-56711- Central Telephone Co / Nevada Power Co – underground distribution line and telephone line - 330' x 6'– west boundary. N-60760- Clark County – road- 330' x 30'- west boundary. N-60881- Century Link / NV Energy – underground distribution line and telephone line- 330' x 6'– north boundary.	31.25	\$2,875,000

and Buffalo Dr.	<p>S$\frac{1}{2}$SE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$, SW$\frac{1}{4}$SW$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$, N$\frac{1}{2}$NE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$, NE$\frac{1}{4}$NW$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$, SE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$, N$\frac{1}{2}$NE$\frac{1}{4}$SE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$.</p> <p>Pt. 176-16-801-020</p>	<p>N-75245- Clark County – road, utilities & drainage – 330' x 40' and 660' x 30'– east boundary. N-82651- Nevada Power Co – transmission line – 41' x 10' - west boundary. N-75446- Nevada Power Co – underground conduit & cable – 330' x 10' N-86681- Clark County - Equestrian Trail – 330' x 14'– west boundary. N-77260- Clark County – road & drainage – 990' x 30' – east boundary.</p> <p>The east, south and west 30 feet of the S$\frac{1}{2}$SW$\frac{1}{4}$NE$\frac{1}{4}$SE$\frac{1}{4}$; The north and east 30 feet of the E$\frac{1}{2}$NE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The north 30 feet of the E$\frac{1}{2}$ NW$\frac{1}{4}$ NW$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The south and west 30 feet of the SW$\frac{1}{4}$NE$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The east and south 30 feet of the SE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$SE$\frac{1}{4}$; The east, south and west 30 feet of the S$\frac{1}{2}$SE$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$; The west 40 feet and the south 30 feet of the SW$\frac{1}{4}$SW$\frac{1}{4}$NW$\frac{1}{4}$SE$\frac{1}{4}$; The north, east and west 30 feet of the N$\frac{1}{2}$NE$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$; The north and east 30 feet of the NE$\frac{1}{4}$NW$\frac{1}{4}$SW$\frac{1}{4}$SE$\frac{1}{4}$; The east and south 30 feet 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 N$\frac{1}{2}$NE$\frac{1}{4}$SE$\frac{1}{4}$SW$\frac{1}{4}$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.</p>		
<p>N-91537</p> <p>SW of Cimarron Road and Wigwam Ave.</p>	<p>T. 22 S., R. 60 E., section 16, E$\frac{1}{2}$NE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$, E$\frac{1}{2}$NW$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$, N$\frac{1}{2}$SE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$.</p> <p>Pt. 176-16-801-020</p>	<p>N-39000- Central Telephone Co / Nevada Power Co – underground distribution line and telephone line- 334.57' x 5'– east boundary. N-55350- Clark County- road & utilities- 495' x 45' and 285' x 40– east boundary. N-43642- Central Telephone Co / Nevada Power Co – transmission line- 660' x 5'– east boundary. N-86681- N-86681- Clark County – Equestrian Trail – 976' x 14'– west and north boundaries. N-75245- Clark County – road, utilities & drainage – 330' x 45'– east boundary. N-7256- Central Telephone Co- telephone line - 495' x 10' - south boundary. N-20693- Nevada Power Co- transmission line – 332.82 x 10' -.076 and 166.41' x 5' – south boundary.</p> <p>The north and east 40 feet and the south 30 feet of the E$\frac{1}{2}$NE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$; The north 40 feet of the E$\frac{1}{2}$NW$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$; The east 40 feet and the north and west 30 feet of the N$\frac{1}{2}$SE$\frac{1}{4}$NE$\frac{1}{4}$SW$\frac{1}{4}$; 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.</p>	11.25	\$1,035,000
N-91538	T. 22 S., R. 60 E.,	N-63015- Clark County – road- 945' x 45'– east and north boundaries.		

NW corner of Cimarron Road and Pebble Ave.	section 16, E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$. Pt. 176-16-801-020	N-75430- Clark County – road – 334.47' x 30'– west boundary. N-86681- Clark County - Equestrian Trail – 330' x 14'– west boundary. N-75245- Clark County – road, utilities & drainage – 660' x 55' – south boundary The south 50 feet, the east 40 feet and the north 30 feet of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; The south 50 feet and the west 30 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$; 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.	7.50	\$790,000
N-91539 North on LeBaron Ave. between Monte Cristo Way and east of Buffalo Dr.	T. 22 S., R. 60 E., section 27, S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$. Pt. 176-27-101-031	N-63015- Clark County – road- 330' x 30'-- north boundary and 660' x 30' - south boundary. N-83038- Southwest Gas – gas pipeline- 660' x 30' – south boundary. N-86681- Clark County - Equestrian Trail – 660' x 14' – south boundary The south 30 feet of the west 30 feet of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; The west 30 feet of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; The south and west 30 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; The east and south 30 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$; The south and west 30 feet of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$; The east 30 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$; of section 27, 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.	22.50	\$2,160,000
Total Parcels:	Note: * The nominal acreage of this parcel is 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:	Total Value:
9			133.57	\$13,997,800

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.

FINAL SALE MATRIX