

TECOMA VALLEY LAND COMPANY, INC.

Mountain and Desert Land

TECOMA VALLEY NEVADA LAND SALES INFORMATION

Tecoma Valley Land Company is located in Elko County near the town of Montello in northeast Nevada.

The company has been involved in the sales of land parcels in northeast Nevada since 1988 and has sold many parcels in the town of Montello and the surrounding areas of northeast Elko County.

If you are interested in owning some land in a slower paced area of the country, then Montello, Elko County, Northeast Nevada, may just be the right place for you to look!

Please accept my invitation to visit my website and learn more about Montello and the surrounding mountains and open country that abound in spacious Elko County.

Sincerely,

Donald Mack, Tecoma Valley Land Company Inc.
P.O.B. 9, Montello, Elko County, Nevada 89830

TECOMA VALLEY NEVADA
RECREATIONAL LAND SALES INFORMATION

Tecoma Valley Land Company, Inc.

P.O. Box 09

Montello, Nevada 89830

Phone: (801) 392-8363

Cell: (801) 388-0158

Satellite: (480) 768-2500

Wait for prompt, then dial 3155 5468 8816

REGISTERED TRADE NAME AND SERVICE MARK

Area Description

Tecoma Valley is a typical high arid northeast Nevada location with lower valley floors at 4800 feet above sea level and the Pilot Range to the southeast rising to a lofty 10,716 feet. The valley floors are range country covered with sagebrush and scattered grasses. As the land rises to the bordering mountain ranges, the sage cover gives way to stands of Juniper and Pinion pine. The Juniper and Pinion pine trees cover extensive areas above 6,000 feet with some spruce at the higher elevations of Pilot Peak. Pilot Peak has several small spring fed streams on its slopes and in its scenic rocky canyons, and it is a pleasant experience to hike and camp there. There are no developed camping areas and access roads are primitive. You should be equipped accordingly.

Climate

The climate is four seasons with annual precipitation between 9 and 12 inches, much of which is contained in snowfall at the higher elevations. Summer days are warm and dry and nights are cool and clear. The winters are mostly clear and cold with snow levels usually remaining above 5500 feet. Some consider autumn to be the finest season here with clean mild days and crisp starry nights. A recent air quality study of the western states, made by the National Park Service, indicates that the Montello, Nevada area is located in the exact center of the clearest air remaining in the lower 48 states, the distances that you can see here are fantastic and the brilliance of the starry night skies must be seen to be believed!

Location

Parcel locations range from level valley floor to the slopes at the base of the Pilot Mountain Range. All parcels have a fine view of the 10,716 foot Pilot Peak and the mountains that surround the area.

Access

Most parcels are located on or close to section line roads or four wheel drive trails and can be reached by camper, small motor homes or four wheel drive vehicles.

General Information

Most of the land parcels that Tecoma Valley Land Company offers for sale are within 15 miles of the town sites of Montello and Tecoma, Nevada. Montello is located on Nevada Route 233 and the Union Pacific Railway (originally the Central Pacific, the first transcontinental railroad). In days gone by, Montello was a bustling railroad town of almost 1,000 people and was a supply and shipping center for area mines and cattle ranches. Today Montello (A Paiute indian word denoting "rest" say some historians while others claim that it is an abbreviated name of the birthplace of an 1860's Italian railroad man. Who knows for sure?) is a tree shaded quiet little town of about 150 people, a post office, modern grade school, a grocery store, two cafes, a motel and an automotive repair shop. It still serves the area ranches and working cowboys can be seen on cattle drives in the surrounding valleys during the spring and fall.

Tecoma townsite dates back to the 1870's and was a shipping point for the area mines and cattle ranchers in Utah and Idaho. All that remains of Tecoma are a few foundations of the rail station, hotels and saloons and some ghostly memories.

Some items of importance that you should be aware of before purchasing land in the sparsely populated areas of northeast Nevada. The open spaces and isolation that you may be searching for are the very things that cause difficulty in building a suitable home. Power and telephone lines are few and far between, however cell phone service is available in most of the area. Water must be obtained by well drilling, and distances to most services are considerable. Unpaved access roads can be difficult to traverse in wet or snowy weather. Many areas of the state are overlaid by military operating areas or restricted areas. This means that low flying, fast moving jet aircraft may overfly your home. However, after all is said about the disadvantages of this life-style many people, myself included, find the vast expanses of open country uncluttered by most of the problems that exist in our cities to be to our liking. Just be aware that there are many scam artists selling land in northeast Nevada. They show pictures of land with trees and water that are miles from the land that they have for sale. They tell of easy access that does not exist in reality. They talk of towns and casinos as though they adjoin the property for sale when in actuality they may be 50 miles distant! Do a thorough check before you purchase any land in Nevada.

Land Uses

Some buyers use their land as a vacation and hunting retreat where they park their campers while improving the land or hunting the area. Some use their land as a base camp while they explore the recreation possibilities provided by hotels, casinos, golf courses and developed mountain camping areas located in or around Wendover, Wells, Jackpot and Elko, all within one to two hours drive from Montello. Others purchase for speculation. There aren't many opportunities left to buy land at these prices.

Hunting

There are deer in the surrounding mountains. During recent years more than one third of the deer harvest in Nevada occurred in Elko County. There are also antelope and elk. The Pilot mountains are one of Nevada's elk ranges and elk have become numerous in recent years. (Much of the land that Tecoma Valley Land Company has for sale is located at the foot of the Pilot Range). Game Birds are found in the area and some fishing is available by prior arrangement with land owners at small reservoirs located north of Tecoma Valley.

Parcel Size and Price

All prices on the following list reduced 30% until further notice.
Cash sale only. (Does not include Juniper Airstrip.)

Parcel #	Price	Acres	Description
010-81I-061	\$6500	10	Nice views. Dirt road access
010-80F-023	\$7500	10	Great view of mountains and valley.
010-80F-012	\$7500	10	Trees. Good views. Near dirt road.
010-57F-036	\$5500	10	Level. Good views. Dirt road close by.
010-57F-035	\$5500	10	Level. Good views. Dirt road close by.
010-58O-030	\$8500	10	Level. Good views. Dirt road. Power 1/2 mile
010-80H-037	\$8500	10	Rolling. Very good views. Power & dirt road 1/2 mile.
010-80H-034	\$8500	10	Rolling. Very good views. Power & dirt road 3/4 mile.
010-78C-027	\$6500	10	Moderately steep. Excellent view. 4x4 trail access
010-81E-032	\$3500	10	Sandy. Level. RR 1/4 mile north, 1/2 mile south.
010-59A-019	\$12500	20	Level. County road 1 mile. Power 1 mile.
010-58O-031	\$14500	20	Level. Dirt road. Power 1/2 mile.
010-78C-015	\$16500	40	Moderately steep. Fantastic view. 4x4 trail access.
010-79A-018	\$18000	40	Secluded shallow valley. Few trees. Power 1 3/4 miles.
010-80F-024	\$19000	40	Secluded valley. Lots of trees. Great view. 4x4 road.
010-13E-001	\$17500	40	Secluded area. Lots of trees. Dirt road. Good view.
008-31R-005	\$15000	40	Good access. South of Wells, NV.
075-012-072	\$20000	60	Hike-in mountain top. 8000ft. Unequaled views.
010-80F-051	\$6500	6	Many trees. Historic mining area. 4x4 access.

PRICE AND AVAILABILITY SUBJECT TO CHANGE

Juniper Airstrip for sale.

The Juniper Airstrip (NV14) is 270 acres, 160 fenced. Hanger, cabin, water, electricity. Great isolated hideaway or hunting spot. \$750,000.

The four photos in the next two pages are of the Juniper Airstrip only.

PRICE AND AVAILABILITY SUBJECT TO CHANGE





Taxes and Terms Etc.

- Taxes are low, ten acres is less than 20 bucks!
- Terms are cash

There is a six month full, no bull, money back guarantee if you are not satisfied with your purchase.

For complete information contact:

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Prices, Terms and Availability Subject to Change.

All Altitude and Contour Intervals Are Metric To Convert Meters To Feet Multiply By 3.2808 Cross Hatched Areas Are Approximate Parcel Locations

- 010-59A-019
- 010-59A-003
- 010-59A-049
- 010-59A-054
- 010-59A-056
- 010-59D-011
- 010-59D-019
- 010-36A-047

SOLD
Building Lots Available In Montello

Additional Parcels In Other Areas Available

Each Square Equals One Section, (One Square Mile, or 640 Acres)

Parcel Boundary Locations Are Approximate And Are For Reference Purposes Only
1 Inch = Approx. 1.6 Miles

All altitude and contour intervals are metric, To convert meters to feet multiply by 3.2808

WELLS, NEVADA-UTAH



