



670 ACRES IN PERSHING COUNTY, NV

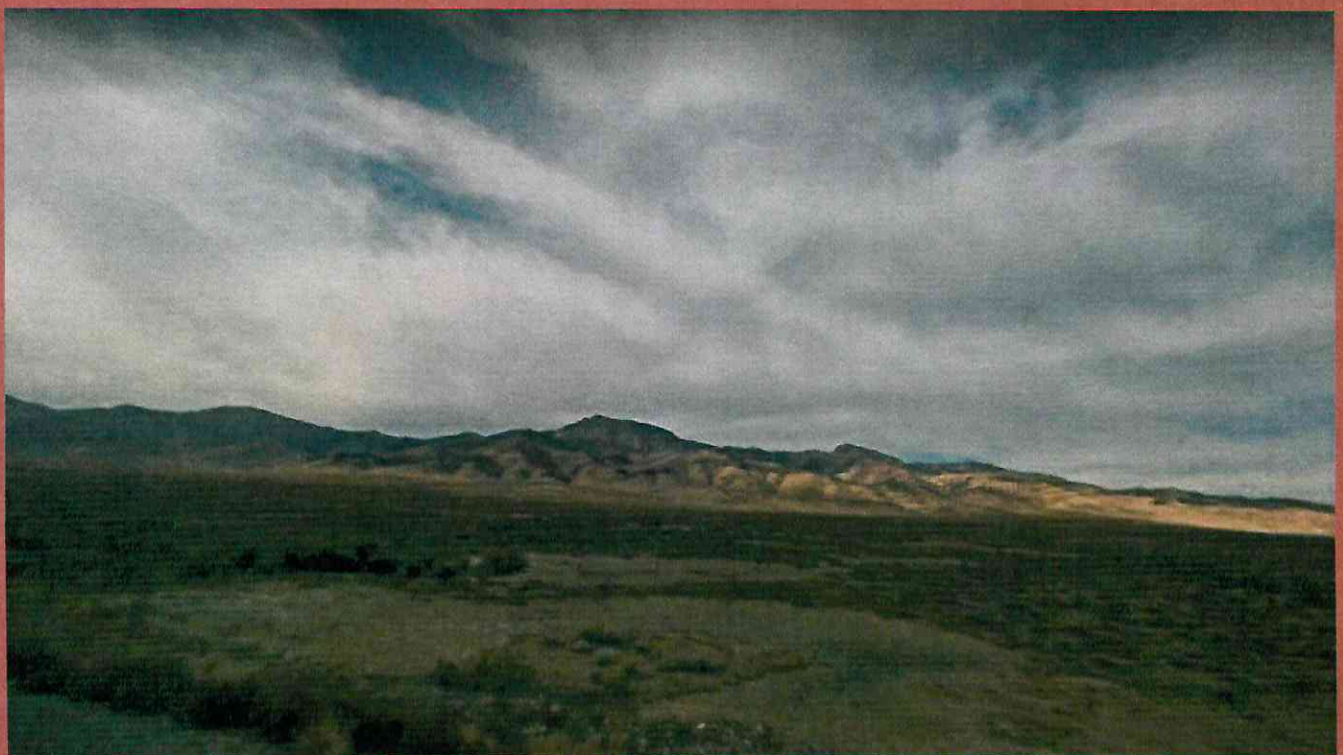
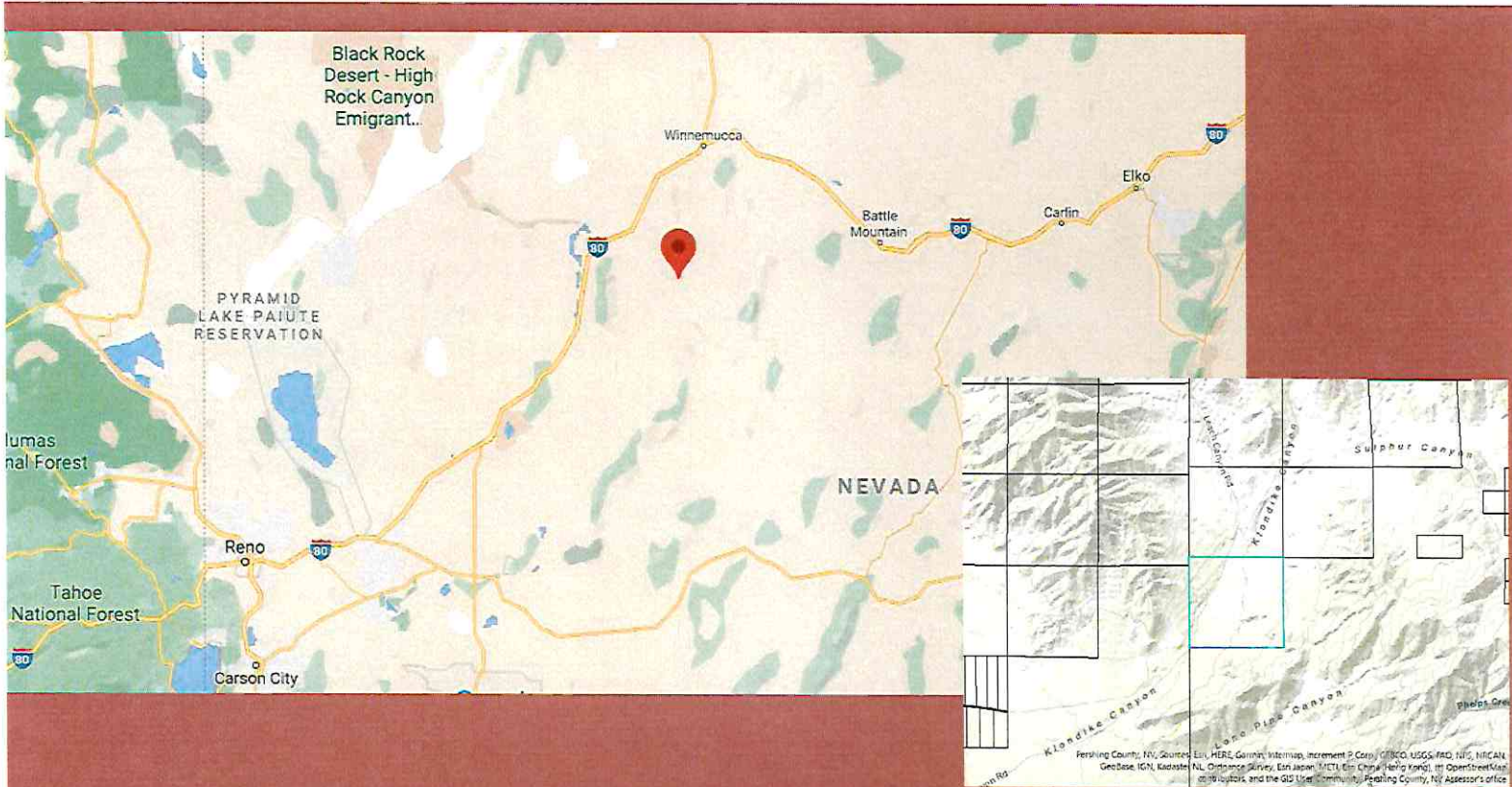
0 Klondike Canyon Rd,
Winnemucca, NV 89445



BLAKE ALLEN, EMS CCIM
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108 Canon Ave. Manitou Springs, CO 80829

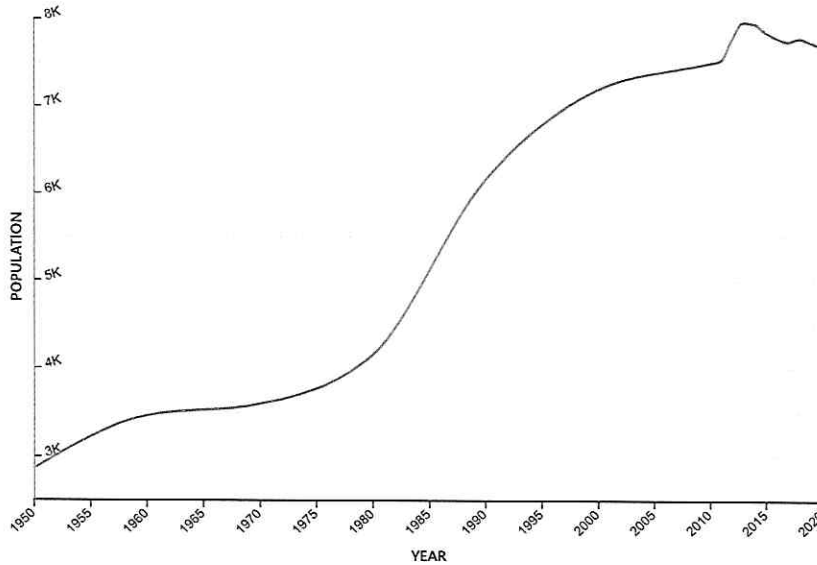
Property Summary

670 Acres of rolling hills and wild horses in Winnemucca, NV. Four 40 acre parcels platted with remaining 510 acres in one piece. Good road access to all lots. Perfect for off grid living or Land bank. **Value: \$335,000**



Winnemucca, Nevada Population 2020

7,675



State	Nevada
Land Area	9.8 sq mi
Density	783.7/sq mi
2020 Growth Rate	-0.57%
Growth Since 2010	3.77%
Rank in State	12th
Rank in Country	3724th
Metro Population	16,954

The current population of Winnemucca, Nevada is 7,675, based on our projections of the latest US Census estimates. The US Census estimates the 2018 population at 7,763. The last official US Census in 2010 recorded the population at 7,396.

Winnemucca is a city located in [Nevada](#). With a 2020 population of 7,675, it is the [12th largest city in Nevada](#) and the [3724th largest city in the United States](#). Winnemucca is currently declining at a rate of -0.57% annually but its population has increased by 3.77% since the most recent census, which recorded a population of 7,396 in 2010. Winnemucca reached it's highest population of 7,947 in 2013. Spanning over 10 miles, Winnemucca has a population density of 784 people per square mile.

The average household income in Winnemucca is \$82,997 with a poverty rate of 10.17%. The median rental costs in recent years comes to \$748 per month, and the median house value is \$195,300. The median age in Winnemucca is 32.9 years, 32.6 years for males, and 33.4 years for females. For every 100 females there are 101.9 males.

Winnemucca Demographics

According to the most recent ACS, the racial composition of Winnemucca was:

- White: 91.41%
- Other race: 3.48%
- Native American: 2.98%
- Two or more races: 1.71%
- Black or African American: 0.44%
- Asian: 0.00%
- Native Hawaiian or Pacific Islander: 0.00%

Winnemucca Metro Area Population by Year

Year ▼	Total Population	Growth	Annual Growth Rate
2020	16,954	84	0.50%
2019	16,870	84	0.50%
2018	16,786	84	0.50%
2017	16,702	-90	-0.54%
2016	16,792	-231	-1.38%

2015 Year ▼	17,023 Total Population	-196 Growth	-1.15% Annual Growth Rate
2014	17,219	-138	-0.80%
2013	17,357	285	1.64%
2012	17,072	434	2.54%
2011	16,638	55	0.33%
2010	16,583		0.00%

Winnemucca Population by Race

Show Source

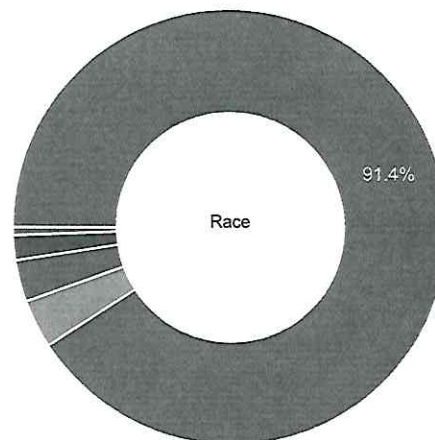
Population by Race

Total

Hispanic

Non-Hispanic

Race	Population ▼	Percentage
White	7,128	91.41%
Some Other Race	271	3.48%
American Indian and Alaska Native	232	2.98%
Two or More Races	133	1.71%
Black or African American	34	0.44%



White
 Black or African American
 American Indian and Alaska Native
 Some Other Race
 Two or More Races

Winnemucca Population by Age

Show Source

Winnemucca Population Pyramid 2020

Winnemucca Median Age

32.9 32.6 33.4



Total



Male



Female

Winnemucca Adults

There are 5,574 adults, (869 of whom are seniors) in Winnemucca.

Winnemucca Age Dependency

65.7

Age Dependency Ratio

18.5

Old Age Dependency Ratio

47.3

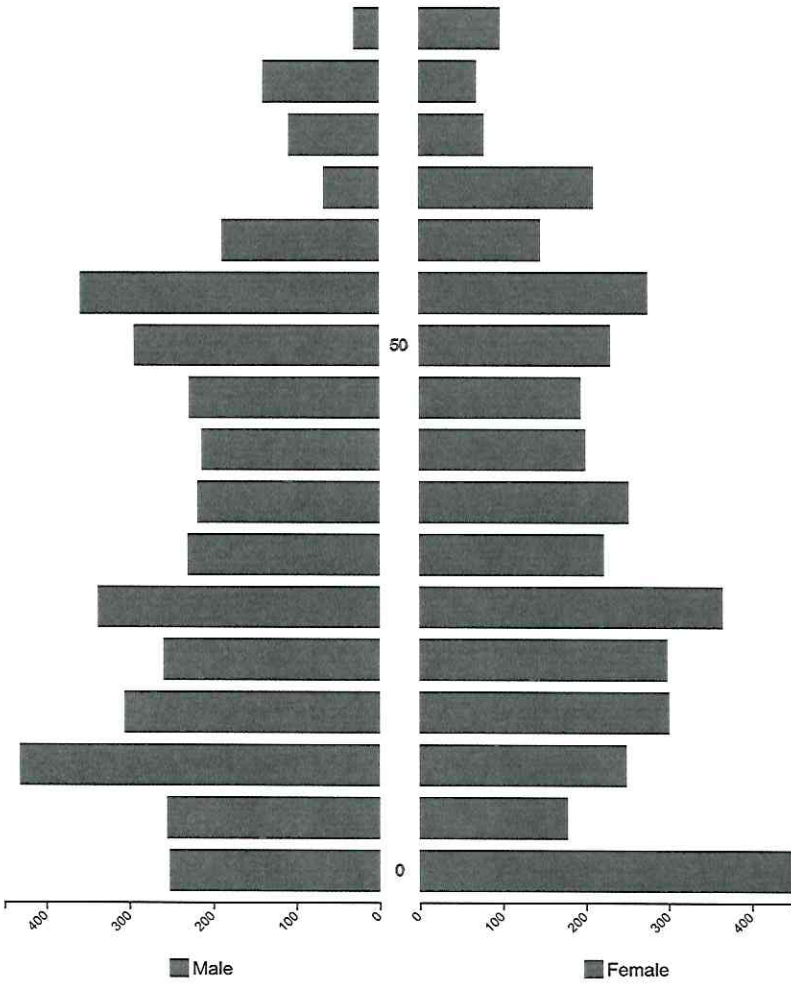
Child Dependency Ratio

Winnemucca Sex Ratio

Winnemucca Sex Ratio

Female 3,863 49.54%

Male 3,935 50.46%

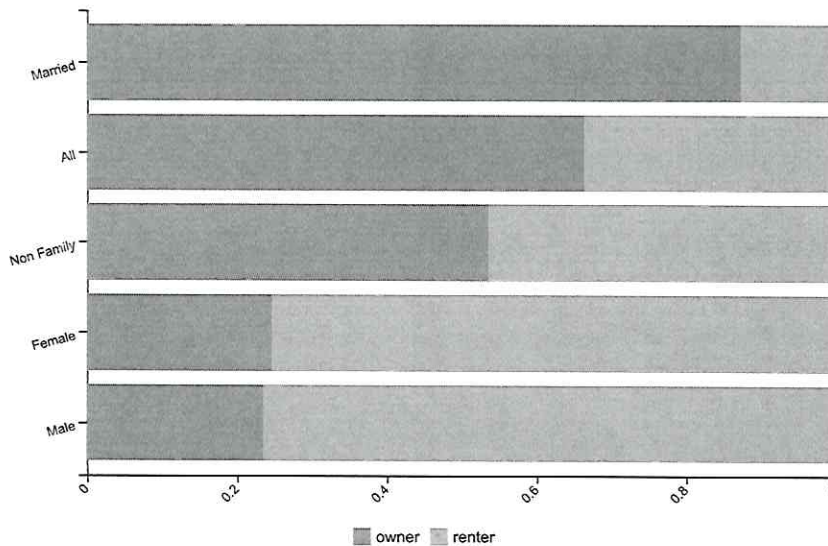


Winnemucca Households and Families

Winnemucca Households and Families

Show Source

Winnemucca Renter vs Owner Occupied by Household Type



Winnemucca Household Types

Type	Owner	Renter
Married	87.3%	12.7%
All	66.3%	33.7%
Non Family	53.5%	46.5%
Female	24.6%	75.4%
Male	23.5%	76.5%

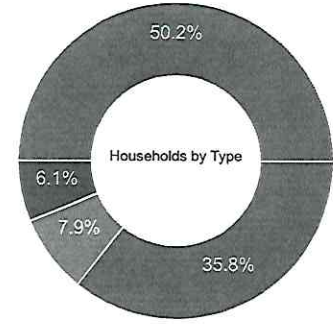
66.3%

Rate of Home Ownership

Winnemucca Households by Type

Show Source

Type	Count	Average Size	Owned
All	2,981	2.59	66.3
Married	1,496	3.38	87.3
Non Family	1,066	1.08	53.5
Female	236	3.57	24.6
Male	183	3.67	23.5



3.31
Average Family Size

2.59
Average Household Size

5.4%
Unmarried (Opposite Sex)

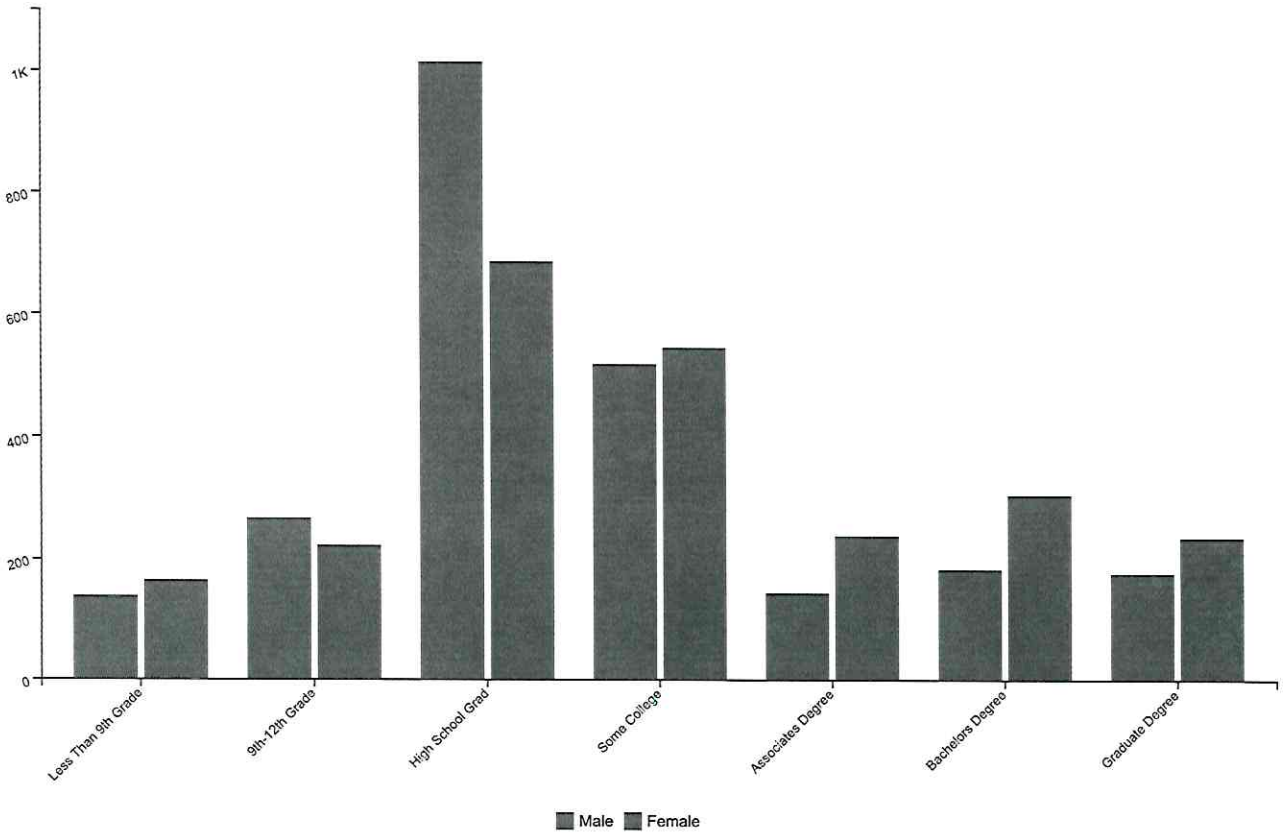
0%
Unmarried (Same Sex)

Legend: Married, Male, Female, NonFamily

Winnemucca Education

Winnemucca Educational Attainment by Sex (over 25)

Show Source



Education Attained	Count	Percentage
Less Than 9th Grade	301	6.24%
9th to 12th Grade	487	10.10%
High School Graduate	1,698	35.23%
Some College	1,061	22.01%
Associates Degree	379	7.86%
Bachelors Degree	485	10.06%
Graduate Degree	409	8.49%

CSV JSON

National Council of Exchangors

CONTROL: Owner **VALUE:** \$335,000
LOAN: \$0
EQUITY: \$335,000

TITLE: 670 ACRES OF ROLLING HILLS IN CENTRAL NORTH NEVADA
TYPE OF PROPERTY: Land
HAVE: An oversized section of 670 acres in Pershing County, NV. Four 40 acre parcels platted with remaining 510 acres in one piece. Good road accesses all lots. Off grid living. Nice rolling hills with views and wild horses.

WEBSITE ADDRESS:
PARCEL#: **ADDRESS:** 0 Klondike Canyon rd
CITY, STATE: Winnemucca, NV **COUNTY:**
BENEFITS TO NEW OWNER: Free and clear land. Can sell forties for a profit. Off Grid living. Land bank.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$900
NOI: \$-900
DEBT SERVICE: \$0
CASH FLOW: \$-900
CAP RATE: 0.00%

ENCUMBRANCES:	BALANCE:	PAYMENT:	RATE:	DUE:	ASSUMABLE:
LOAN 1:					
LOAN 2:					

BENEFITS SOUGHT: Activate equity through exchange or creation of debt.

MOTIVATION: Moderate, doesn't hurt much.

CAN ADD: 20 lots in Cortez, CO, paper, duplexes in Colorado Springs, Land in Atlanta, Ga, Port Townsend, WA

REMARKS: I am a Buyer with this or paper on this. If you will take this for your equity, let me know.

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