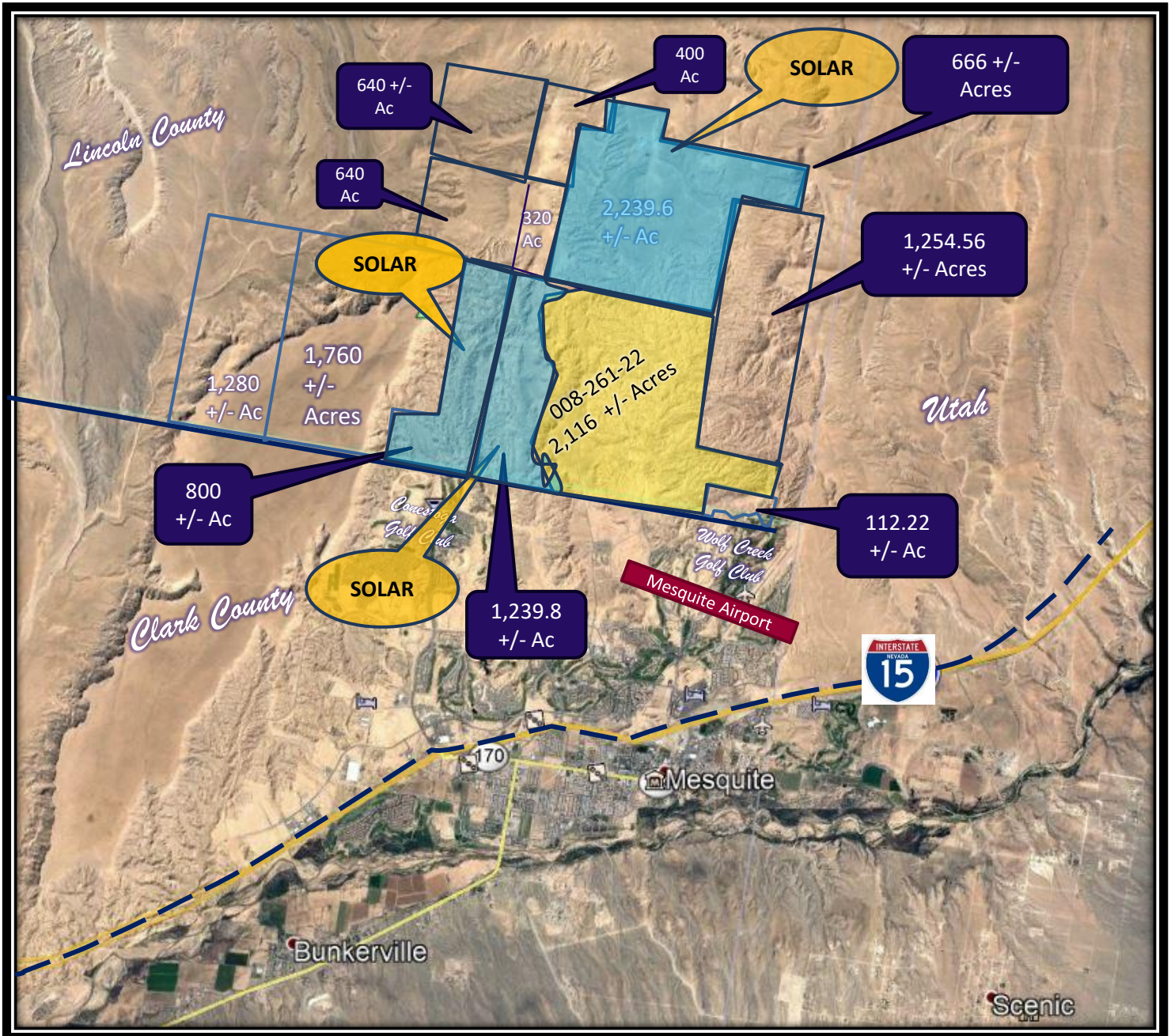


2,116 +/- Acres North of Mesquite
Lincoln County – Listed \$26,450,000
\$12,500 Per Acre!



Mark Anthony Rua
Brokers

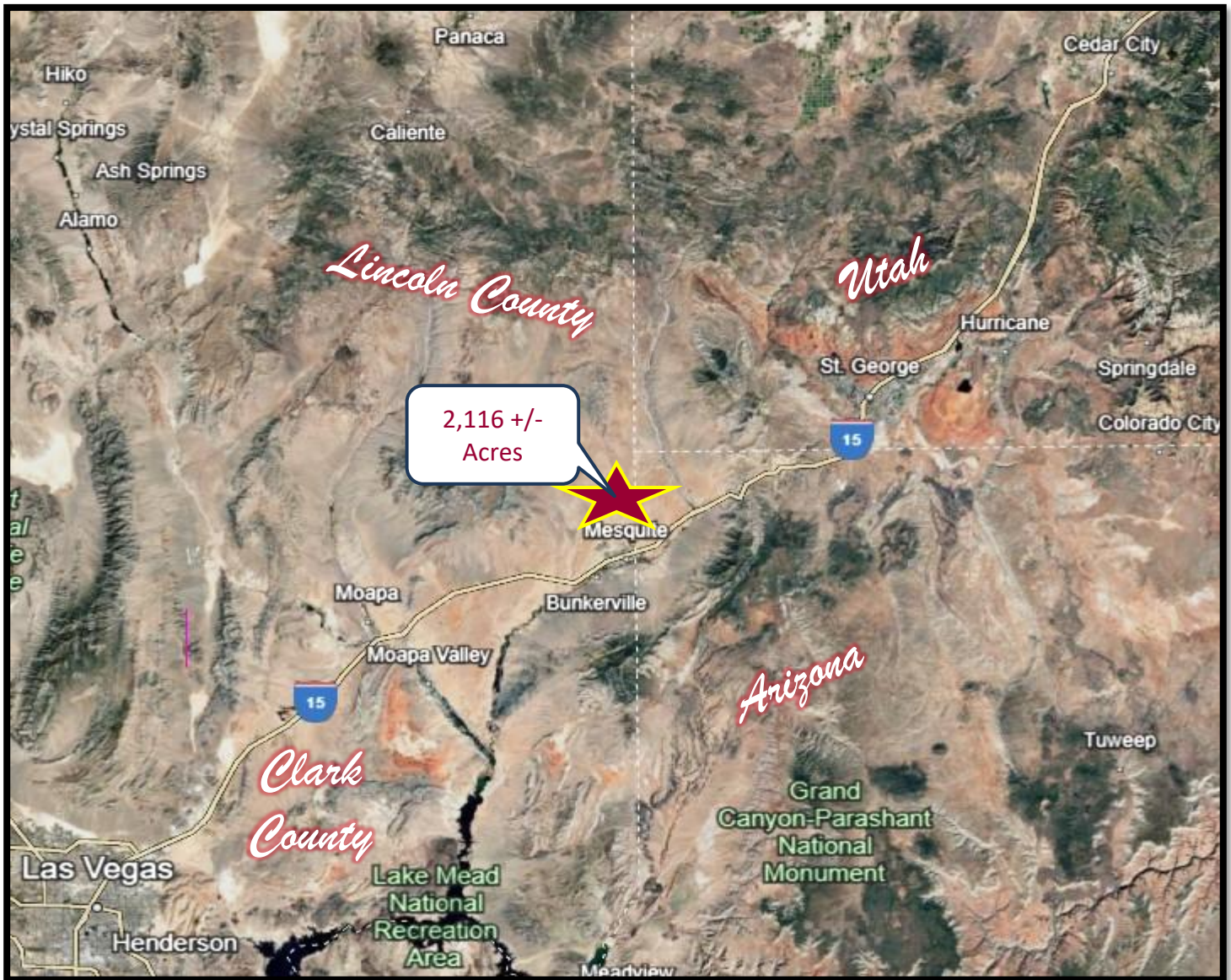
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2,116 +/- Acres North of Mesquite
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- Located in Lincoln County.
- 008-261-22 – 2,116 +/- Acres; \$12,500 per acre
- Parcel is just north of Mesquite, a resort destination in the picturesque Virgin River Valley. Mesquite offers world-class golf, fine dining, celebrity entertainment and 24-hour gaming.
- Lincoln County is dry and sparsely populated, notable for the Area 51 government Air Force base. County seat is Pioche.



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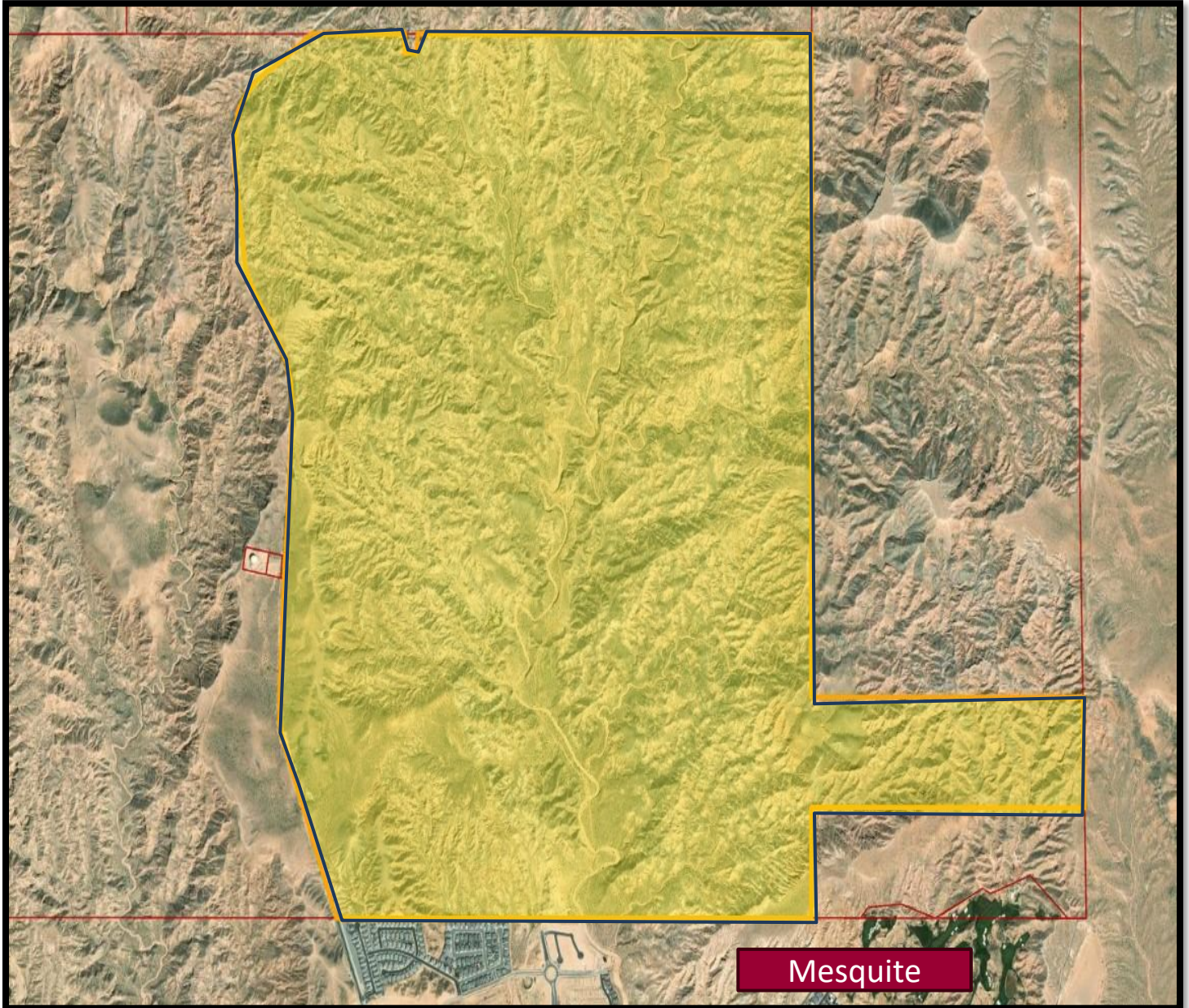


- **This property is located just north of Mesquite, Nevada.**
 - **Approximately 82 miles from Las Vegas.**
- **Mesquite is the fastest growing city in Nevada and could more than double its population in less than 20 years based on the Las Vegas Review Journal.**
- **The City's population grew 10.5% from 20,616 in 2020 to 22,786 in 2023.**
- **Approximately 45% of the city's population is 65 or older, as much of the city's population are snowbirds – retired American or Canadians.**

- **Mesquite has 3 Casinos and 8 Golf Courses which attracts tourists to the area. There are also some off-road vehicle trails so there are people from Utah that come to utilize these trails as well as from the surrounding areas.**



2,116 +/- Acres North of Mesquite
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