

# CALL FOR OFFERS

## Development Land - For Sale - Montezuma Mines

RT 165, AR. 49, NELSON, NV 89046



EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

**KELLER WILLIAMS VIP**  
123 South Water Street  
Henderson, NV 89015



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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

16  
**Record No. 175 Miller ground.**  
 We hereby claim two hundred feet by location  
 Also two hundred feet by extent of discovery  
 say at least one mile, South of Missouri City  
 and on the South side of Colorado divide  
 Commencing at a stone on a stone frame  
 monument standing on our property  
 two hundred feet as designated by monument  
 We claim all dips above said point  
 This land to be known as the Miller ground  
 Located and Recorded Dec. 25<sup>th</sup> 1862  
 Signed J. M. Miller  
 and Discovery J. M. Miller  
 per Mr. Bignall Deputy

**Record No. 176 Miller Ground 1st Ext.**  
 We the undersigned claim four  
 claims of two hundred feet each the first  
 extending East upon the Miller Ground  
 Located and Recorded Dec. 23<sup>rd</sup> 1862  
 Signed J. M. Miller  
 and Discovery J. M. Miller  
 per Mr. Bignall Deputy

NSE

From Wall Street Mine

0.00 Miles	Wall Street Mine, El Dorado Canyon, Nev.
0.9 miles	Nelson, Nevada Store
1.7	Turn off road to right
2.5	Keep to right
2.8	Take center road straight ahead across Big Wash
3.4	Signs in wash (Colorado River 6 miles Nelson 5 miles Cob Hill 4 miles)
	Take road to south.
4.1	Wash---Keep to right across wash
5.6	In Eagle Wash Cross the wash to right by sign (Capital Camp 2 miles Nelson 5 mi. Cob Hill 4 mi.)
6.5	Keep to Right. Road to left leads to Nevada Eagle camp.
6.6	Look out DANGER Drop off into wash. If road is not repaired go to right for wash crossing about 200 feet
7.0	Take road to left.
7.2	Inca Mine
7.5	Take road to right out of wash
7.8	Take road to left out of wash
8.3	SIGN (Capital Camp 1 mi. Tule Springs 1 1/2 mi. (to right) KEEP TO LEFT DOWN WASH FOR CAPITAL CAMP)
8.5	Capital Camp. (7.5 miles from Nelson) (8.5 miles from Wall st. Mine)

Suggestion: To use above mileage log set your speedometer at 0.9 MILES at NELSON STORE.

Above route logged December 2, 1931 by E. Ross Housholder E.M.

**Record No. 180 Montezuma Lode 3<sup>rd</sup> Ext. East.**  
 Notice; We the undersigned relocate five claims of  
 two hundred feet each on the Lode known as the  
 Montezuma third extension.  
 Located Dec. 26<sup>th</sup> 1862. Recorded Jan. 1<sup>st</sup> 1863 at  
 8 o'clock P.M.  
 Names Names  
 James A. Evans Thos. B. Harris  
 J. H. Burdette Gustave Hanson  
 Charles Sherman  
 A. S. Lewis Recorder  
 per Mr. Bignall Deputy

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It is also noteworthy that while Mr. Holland makes a careful average estimate of not less than \$30. per ton for the whole camp, the actual average of thirty-two samples reported by Mr. Mitchell is \$54.70 per ton in gold, although he expressly states in his report that he purposely omits to report any samples from places where free gold was known to exist, a cautious omission which obviously makes against the average value, as almost every claim showed free gold in one or more openings.

The following lists of assays are given as persuasive of the belief that the ore of this camp are of very high grade. The samples were all taken by persons other than myself, and who were, at the time of taking, in a sense opposed to my interests. I believe that they were all honestly taken and assayed, and that anyone else can get approximately the same results.

Schedule A: Assays of samples taken by Messrs B. and S. in August 1895, representing two claims:

No. 1	\$185.86
2	104.77
3	66.57
4	32.66
5	45.21
6	45.21
7	57.78
8	46.98
1a	87.91
2a	153.26
3a	125.68
4a	116.21
5a	126.82
6a	59.03

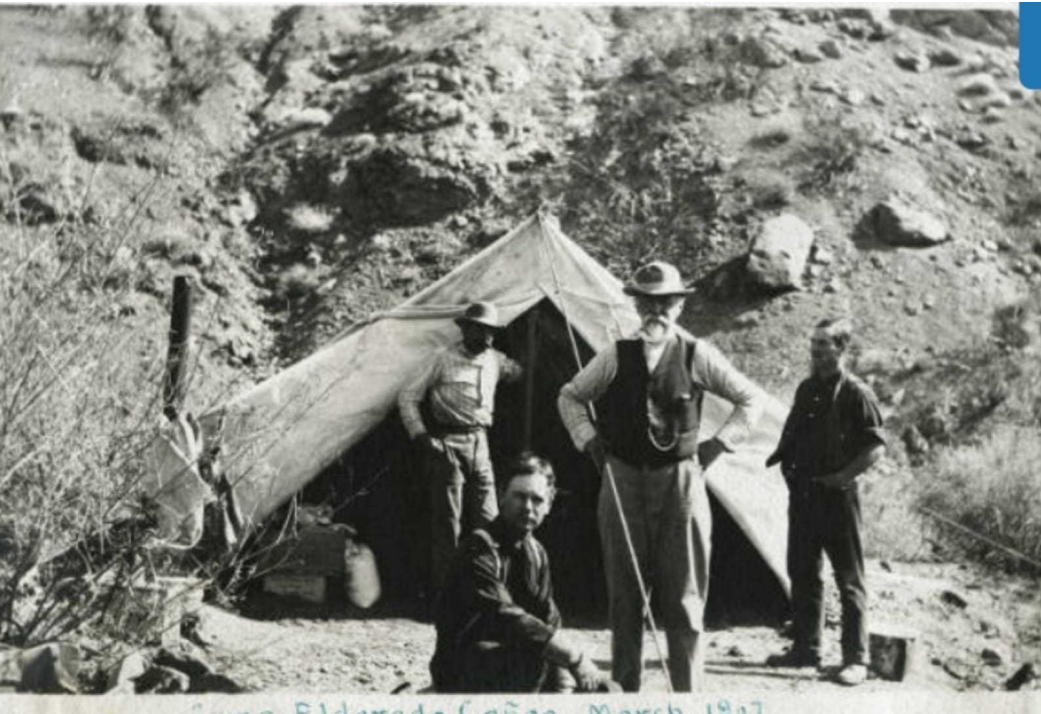
NOTE:- I did not see the above samples taken, and do not know the width of vein which they represent, nor that they were fair average samples, but they were taken by others for their own information, and presumably, were correctly and fairly taken.

When it is considered that even under the present circumstances, now by no means ideal, but easily to be made very nearly so, ore of \$ 5. value can be made to pay expenses in the district, it will readily be seen that the high surface values will, if only one-half maintained with depth, render the camp a noteworthy one for productiveness and profit. That these values will be fully maintained, and that the camp will prove to be one of the richest as well as one of the most extensive in the whole country is the firm belief of

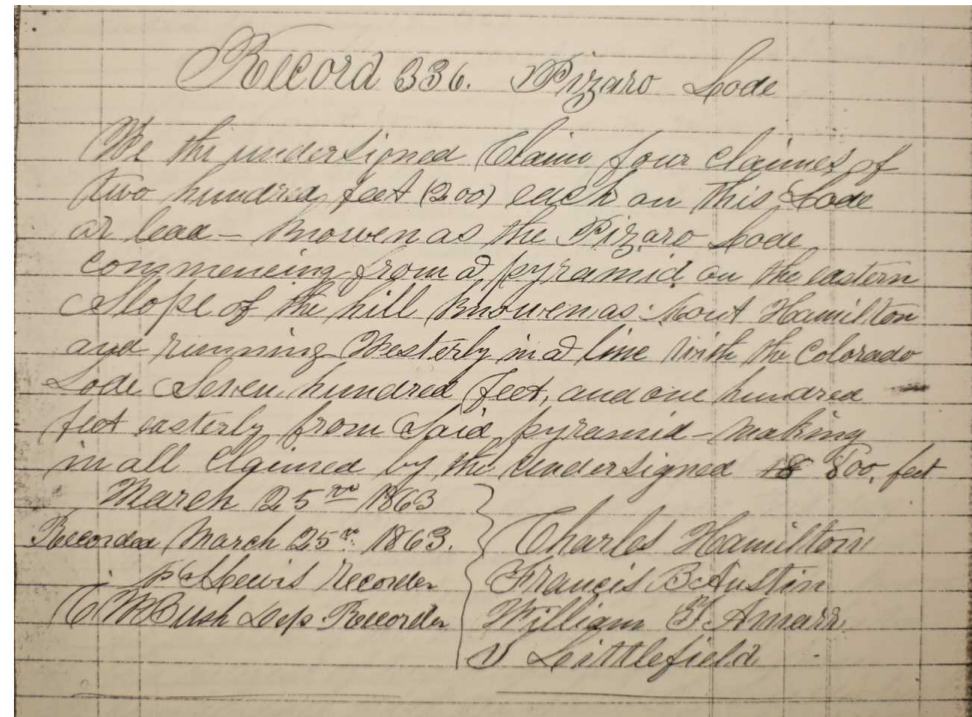
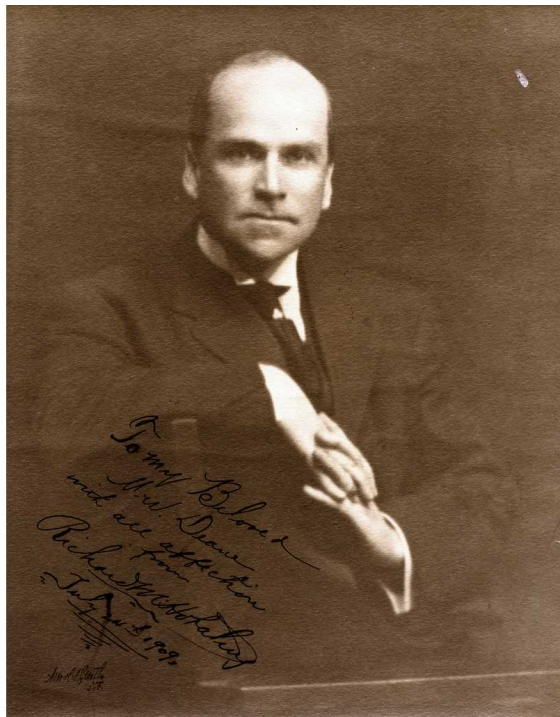
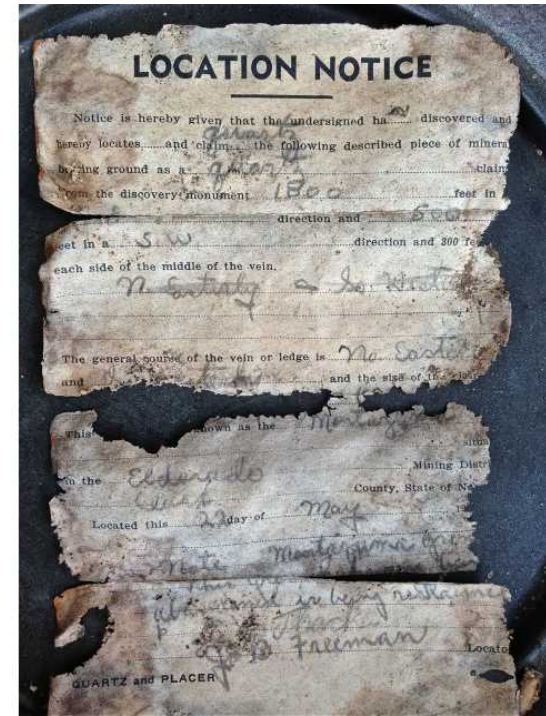
Yours truly,  
 WILLIAM C. WALLACE.

Note Clark County, Nevada, has since been formed from the southern portion of Lincoln County.

# PROPERTY PHOTOS



El Dorado Cañon March 1867



# PROPERTY PHOTOS

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Montezuma Mines  
 Rockhouse on rock terrace to your left

8.2  
 keep right

7.9

7.6 sharp right turn into W wash

6.8 after 3 wooden poles, stay right

5.8 to your right

Rd.49 marker

4.7

Rd.49

Rd.48

3.8 (sandy wash down to the river)

Forlorn trailer

Remains of Dolif's mill

0.8

1.6

Marker Lake  
 Mead Red.area

white chalky washouts

Nelson Ghost Town

200 yds after Gen.Store = Riding Stables.  
 Turn left and immediate right on dirt road

Nelson General Store, after 200 yards horse riding stables on your left. **Turn left and immediate right on dirt road.** (Left road leads to opposite side of target wash, currently inaccessible)

Marker Lake Mead Recr. Area here Rd.48 goes left, **Take Rd.49 towards North** (do not go East, it's a sandy road down to the river) here North-East route turns North-West for ca. 1 mile Rd.49 marker; green fence on right side, keep left towards West-South-West three poles about 2-3 feet high; right after them road splits, left = box canyon, dead end, **stay on right sharp right turn West keep right**

**Rockhouse on left side** GPS: 35° 44' 49.50" N - 114° 46' 59.30" W - elev 2,200ft

4WD recommended



# PROPERTY SUMMARY



## Property Summary

Land:	81.72 Acres
Price:	Call For Offers
Type:	Commercial
Zoning:	Rural Open Land (R-U)
Website:	<a href="https://www.nevada-wilderness-property.com/">https://www.nevada-wilderness-property.com/</a>

## Property Overview

The Montezuma Mines consists of 4 mining claims Montezuma No.1, Montezuma No.2, Pizarro, and Urbain, which are among the oldest of Nevada (early 1860s).

## Location Overview

The Montezuma Mines are located in Nelson, Nevada, U.S.A., 50 miles (80.5 km) from the heart of Las Vegas, Nevada. All of the gold mining was done by hand and refined at smelting facilities elsewhere, periodically from 1862 to 1930s. This property is a patented Lode mine and free from contamination of toxic chemicals used in Placer (surface) mining and Lode (hard rock) mining or underground mining. Consequently, the Montezuma has both mining and development potential. – Call For Offers: February 29, 2024

The property can be viewed on Google Earth - Montezuma Mines -Nelson, Nevada, U.S.A.

American Assay from 2015 (available on request).

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# ADDITIONAL PROPERTY INFORMATION

## Property Description

Ingress and egress predominates over all the Federal, state, and county ordinances.

The water rights, granted by the 1872 Mining Act, allots 2.01 acre feet of water per year or 1800 gallons a day. The property is located in Colorado Valley Basin 213 which is still open allotting the BLM 270 acre feet and 30 acre feet private ownership. Should the investor require more water applications may be submitted.

The land north of Nelson, Nevada, south of Boulder City, Nevada, and east of Highway 95 is The Federal Bureau of Land Management Protective Wilderness Area except for 800 acres (323.75 ha) Boulder City, Nevada purchased for commercial purposes. Across the highway from Boulder City's property a communications corporation purchased acreage (hectares) and has invested \$25 million USD developing it, so far. In this vein, the interstate highway, now under construction, is bypassing Boulder City south through or next to land held by the a communications corporation and associates and Boulder City.

Studies were conducted by the United States Bureau of Mines, documented and published, titled Mineral Land Assessment MLA 44-88 and Open file report 91-323 established the property exempt from eminent domain. This can be downloaded on the internet.

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Recent surface assays by American Assays Laboratories in Sparks, Nevada revealed gold, silver, copper, and other rare earth minerals such as titanium.

The property is owned free and clear. The deed can be viewed, online, on the Clark County Nevada Recorder's Website. The ownership can be viewed, online, on the Clark County Nevada Assessor's Website. The Clark County assessor's parcel number is # 212-00-002-009.

The deed, plat map, and more pictures can be furnished upon request.

The value of former mining property has appreciated in recent years. Recent examples are; last year, 2015, 5 acres (2.023 hectares) sold for \$100k USD and 28 acres (11.33 hectares) sold for \$1.5m.

# LOCATION MAPS



# REGIONAL MAP



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