



**60 Acres**

**\$16,100**

**Washoe County, Nevada**

[www.landresellers.com/properties/09d5102fd2b](http://www.landresellers.com/properties/09d5102fd2b)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Nevada

**County:** Washoe County

**City:** Flanigan

**Price:** \$16,100

**Total Acreage:** 60

**Property ID:** 60 ac reversed F

**Property Address:** Flanigan, NV

**APN:** 074-461-15

**GPS:** 40.14817, -119.94265

**Association Fees:** none

**Roads:** unimproved dirt

**Power:** 4000'

**Water:** no must install well or holding tank if you build

**Seller Fees:** 135

No Restrictions \* 60 acres in Honey Lake Valley \* Lots of sand and sage

SIZE: 60+/-

APN#: 07446115

LEGAL DESCRIPTION: Township 26N, Range 18E, Section 3: N1/2 NE1/4 SE1/4; SE1/4 NE1/4 SE1/4; N1/2 SE1/4 SE1/4;

SE1/4 SE1/4 SE1/4.

STATE: Nevada

COUNTY: Washoe

GENERAL LOCATION: West of the Townsite of Flanigan & South of the RR tracks

GPS (approx.): 40.14817 , -119.94265

GENERAL INFORMATION: Wide open parcel in the Honey Lake Valley located between Flanigan and the California State line.

GENERAL ELEVATION: 4000'

TYPE OF TERRAIN: level. sand & sage

ZONING: GR

POWER: at RR tracks to north 4000 feet-ish

PHONE: no. some cell phones work

WATER: no must install well or holding tank if you build

SEWER: no. must install if you build

ROADS: unimproved dirt

PROPERTY TAX:

CLOSING/DOC. FEES: \$135

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

Property info will be updated if we acquire more info

Go to [1881.com Area land page](#)

## Seller Information



1881.com Investments  
[www.1881.com](http://www.1881.com)  
Austin, TX 78727

5124789999  
[land@1881.com](mailto:land@1881.com)

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.