



**80 Acres**

**\$25,900**

**Washoe County, Nevada**

[www.landresellers.com/properties/f8feb74bee7](http://www.landresellers.com/properties/f8feb74bee7)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Washoe County  
**City:** Flanigan  
**Price:** \$25,900  
**Total Acreage:** 80  
**Property ID:** washoe 80 (gsgp)  
**Property Address:** Flanigan, NV

**APN:** 074-090-35  
**GPS:** 40.2163, -119.98438  
**CCRs:** none  
**Association Fees:** none  
**Roads:** unimproved dirt  
**Power:** no  
**Taxes:** \$65  
**Seller Fees:** 135

### HONEY LAKE VALLEY

#### 1/2 MILE FROM CALIFORNIA STATE LINE

SIZE: 80 +/- acres

APN#: 074-090-35

LEGAL DESCRIPTION: T27N, R18E, section 8, E1/2SE1/4

STATE: Nevada

COUNTY: Washoe

GENERAL LOCATION: 1/2 mile East of Calif. state line. 5 miles NW of Flannigan

DRIVING DIRECTIONS: see maps

GPS (approx. ): SW: 40.21630 , -119.98438 ; SE: 40.21629 , -119.97964 ; NE: 40.22354 , -119.97957 ; NW: 40.22356 , -119.98433

GENERAL ELEVATION: 5100 ft.

GENERAL INFORMATION: Wide open parcel in the Honey lake Valley 1/2 mile east of the Calif. state line. RVs, camping, mobiles, modulares, allowed. Near RR tracks

TYPE OF TERRAIN: level

ZONING: Rural

POWER: No

PHONE: No

WATER: no. must install well or holding tank.

SEWER: No. Only needed when/if you build.

ROADS: dirt

PROPERTY TAX: \$65 a year

CLOSING/DOC. FEES: \$135.

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

TITLE INFORMATION: Free and clear

Owner financing available.

No Qualifying. No Credit Checks.

Gps/lats/longs coordinates are provided as a tool to assist the Buyer.

Use the maps to confirm.

BUYER TO VERIFY listings' GPS coordinates

Go to 1881.com area land page

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
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.