

Unique Opportunity to own 41 acres in the Historic Railroad townsite of Flanigan Nevada



41.959 Acres

\$69,000

Washoe County, Nevada

www.landresellers.com/properties/85fa05b6904



Property Details

Property Types: Land, Residential, Recreational
State: Nevada
County: Washoe County
City: Flanigan
Price: \$69,000
Total Acreage: 41.959

Property ID: flanigan 41
Property Address: Flanigan road & 1st ave.,
Flanigan, NV
APN: 074-190-17
GPS: 40.17353, -119.89444122454
Roads: gravel
Seller Fees: 135

Washoe County

Flanigan Townsite

Land * Real Estate

- **SIZE:** 41.959+/- acres
- **APN#:** 074-190-17
- **LEGAL DESCRIPTION:** The S1/2 of the SW1/4 of section 30, Township 27N, Range 19E, M.D.B.&M. Excepting therefrom the SW1/4 of the SW1/4 of the SW1/4 of said section 30. Further Excepting therefrom all that real property lying Northerly of the Southerly line of the Union Pacific Railroad right-of-way. Further excepting therefrom a 100'x217.8' portion of the SW1/4 of the SE1/4 of the SW1/4 of said Section 30
- **STATE:** Nevada
- **COUNTY:** Washoe
- **GENERAL LOCATION:** Flanigan Road at the RR tracks
- **GENERAL ELEVATION:** 4000'
- **GENERAL INFORMATION:** Historic RR Town of Flanigan. One if not the largest parcel in the GHistoric Flanigan townsite. RR tracks border the parcel.
- **GPS (approx) :** Center rd: 40.17353 , -119.89446 ; E. Boundary: 40.17316 , -119.89374 ; N. Boundary at tracks: 40.17682 , -119.90114 ; SE: 40.17321 , -119.90085
- **TYPE OF TERRAIN:** level
- **ZONING:**
- **POWER:** ??
- **PHONE:**
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$ TBD a year
- **CLOSING/DOC. FEES:** \$135
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **PLAT MAP:** Request plat map be sure to state the address or description of the map you want.
- **TITLE INFORMATION:** Free and clear
- **Outside Info Links:** Washoe County
- **AREA INFO:** Honey Lake Valley
- **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
- FINANCING INFO and PURCHASE INFO

Go to 1881.com Washoe County Land Page

Seller Information



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