



## 8.58 Acres

### \$8,500

#### Washoe County, Nevada

[landresellers.com/properties/0be0b915ee8](http://landresellers.com/properties/0be0b915ee8)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Washoe County  
**City:** Flanigan  
**Price:** \$8,500  
**Total Acreage:** 8.58  
**Property ID:** flanigan 8.5ac (onnr)

**Property Address:** Flanigan, NV  
**APN:** 074-190-18  
**GPS:** 40.17614, -119.89742  
**Roads:** gravel-dirt  
**Power:** at railroad tracks  
**Taxes:** \$48  
**Seller Fees:** 135

### Bordering the Historic Flanigan Railroad Tracks

SIZE: 8.75+/-

APN#: 074-190-18

**LEGAL DESCRIPTION:** The South 1/2 of the Southwest 1/4 of Section 30, Township 27 North, Range 19 East, M.D.B.&M. Excepting Therefrom all that real property lying Southerly of the Northerly line of the Union Pacific Railroad right-of-way. Further Excepting Therefrom the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 30.

CITY: Flanigan

STATE: Nevada

COUNTY: Washoe

**GENERAL LOCATION:** In the townsite of Flanigan adjoining the northern side of the RR tracks

**GPS (approx.):** 40.17614 , -119.89742

**DRIVING DIRECTIONS:** when in Flanigan follow the north side of the RR tracks to the west for several hundred yards

**GENERAL INFORMATION:** Camp, RV, Mobiles, Modulares Site builds allowed. No restrictions

**GENERAL ELEVATION:** 4000'

**TYPE OF TERRAIN:** Level

**ZONING:** residential

**POWER:** at RR tracks

**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:** gravel-dirt

**PROPERTY TAX:** \$48

**CLOSING/DOC. FEES:** \$135

ASSOCIATION DUES: none

**Flanigan** is a ghost town and former crossroads village in Washoe County, Nevada, in the United States. It is located in Honey Lake Valley, 5 miles (8.0 km) east of the California border (Lassen County), and west of Pyramid Lake.[1]

Flanigan is located in a high desert region, mostly alkali flats with some sagebrush and cheatgrass.[2] Flanigan Playa is located south of the Flanigan townsite.

**Go to 1881.com Area land page**

## Seller Information



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

5124789999  
land@1881.com

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