

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



## 41.959 Acres

### \$69,000

#### Washoe County, Nevada

[landresellers.com/properties/85fa05b6904](https://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](http://1881.com) Washoe County Land Page

## Seller Information



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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.