



## 40 Acres

**\$30,000**

**Washoe County, Nevada**

landresellers.com/properties/b0b68d91ade



### Property Details

**Property Types:** Land, Recreational

**State:** Nevada

**County:** Washoe County

**City:** Vya

**Price:** \$30,000

**Total Acreage:** 40

**Property ID:** massacre lake 40 (opepp)

**Property Address:** Vya, NV

**APN:** 061-220-14

**GPS:** 41.65551, -119.5817

**CCRs:** no

**Association Fees:** none

**Roads:** dirt-unimproved dirt

**Power:** No

**Taxes:** \$80

**Seller Fees:** 135

**Extremely Remote !**

**Quiet.**

Base to top of Plateau

- SIZE: 40+/- ac
- APN#: 061-220-14
- LEGAL DESCRIPTION: SE4SE4 of section 11, Township 43 North, Range 21 East. The legal appeared previously in that certain Document recorded, January 22, 2014, as document# 4319603, of Official Records, pursuant to NRS section 6, NRS 111.312
- STATE: Nevada
- COUNTY: Washoe
- GENERAL LOCATION: Extreme Northwestern Nevada. Norther Washoe County. The West side of Massacre Lake. About 148 miles N. of Reno
- GPS(approx.): NW: 41.65718 , -119.5827 ; NE: 41.65721 , -119.57858 ; SW: 41.65345 , -119.58328 ; SE: 41.65354 , -119.581.76
- GENERAL ELEVATION: 5550'- 5667' approx.
- GENERAL INFORMATION: Borders BLM lands to the East. Wide Open Spaces! Camp, RV, build, Mobile, Modulares, site builds allowed. Check with the county for your intended usage.
- TYPE OF TERRAIN: level, rolling, sloping
- ZONING: check with the county for your intended usage
- POWER: no
- PHONE: no
- WATER: Must install well if you build
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: approx. \$80 a year
- CLOSING/DOC. FEES: \$135
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: NONE
- TITLE INFORMATION: Free and clear
- If/when more info becomes available we will update listing

**FINANCING INFO and PURCHASE INFO**

## Seller Information



1881.com Investments  
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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.