



## 40 Acres

### \$39,995

#### Washoe County, Nevada

landresellers.com/properties/9a03f0a55e0



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Nevada  
**County:** Washoe County  
**City:** Flanigan  
**Zip:** 89510  
**Price:** \$39,995  
**Total Acreage:** 40  
**Property ID:** C-2024036  
**Property Address:** Honey Lake Way, Flanigan, NV, 89510

**APN:** 074-432-13  
**Dimensions:** 660' X 1980' X 1320' X 660' X 660' X 1320'  
**GPS:** 40.14101, -119.95789  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good gravel and dirt  
**Time Limit to Build:** None  
**Taxes:** \$130  
**RV Policies:** Allowed

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This peaceful 40 acre parcel is located in the Honey Lake Valley near Pyramid Lake north of Reno. This level land is a great spot to build or just use for recreational purposes. It is conveniently located off Honey Lake Way north of Fish Springs Road very near the Nevada/California border. Cell reception is great. Make it your home base for your outdoor adventures. With gorgeous mountain views and wide open spaces this is an outdoorsman's paradise. There are no time limits to build and there are no building restrictions on this parcel.

### Pyramid Lake

This natural 183 Square mile lake has ample fishing opportunities with several species of fish. At a maximum depth of 350 feet, summer water temperatures can still reach 75 degrees. Having no outlet, water leaves the lake only by evaporation.

### Reno

Dubbed as "The Biggest Little City in the World" Reno has the gambling, dining, and entertainment of Las Vegas to the South, but with a little more charm. While casinos line the main drag, there is much more to Reno than just the gambling. Reno has all services and amenities of any major city. It is also just a short drive to Lake Tahoe which hosts some of the best skiing in the world.

### Land Information:

Legal: S 1/2 of NW 1/4 of NW 1/4 and also SW 1/4 of NE 1/4 of NW 1/4 and also NW 1/4 of SE 1/4 of NW 1/4 Section 10, Township 26N. Range 18E

APN: 074-432-13

Dimensions: 660' X 1980' X 1320' X 660' X 660' X 1320'

Size: 40 Acres

### GPS: Approximate GPS Coordinates

40.14185, -119.96029 (NW Corner)

40.14195, -119.95309 (NE Corner)

40.13829, -119.95322 (SE Corner)

40.13825, -119.95565 (SW Corner)

40.14008, -119.95557 (Center E)

40.14001, -119.96038 (Center W)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers considered.**

Document preparation fee: \$249

C-2024036-NHTT

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...