



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**

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