



40 Acres

\$25,000

Washoe County, Nevada

landresellers.com/properties/e2fa9b1bde8



Property Details

Property Types: Land, Residential, Recreational

State: Nevada

County: Washoe County

City: Gerlach

Price: \$25,000

Total Acreage: 40

Property ID: 40 ac SR477

Property Address: SR 477, Gerlach, NV

APN: 066-070-44

GPS: 40.95793, -109.71243

CCRs: no

Association Fees: no

Roads: paced- semi paved, dirt

Power: No

Taxes: \$80

Seller Fees: 135

Washoe County

Gerlach Nevada

Land * Real Estate

Remote Nevada Land 40 acres 30 miles NW of Gerlach

- **SIZE:** 40+/- acres
- **APN#:** 066-070-44
- **LEGAL DESCRIPTION:** SE4 NE4 SEC 34 T36N R20E
- **STATE:** Nevada
- **COUNTY:** Washoe
- **GENERAL LOCATION:** 30 Miles NW of Gerlach just south of SR 477
- **DRIVING DIRECTIONS:** From Gerlach Take SR 477 NW for approx. 30 miles
- **GENERAL ELEVATION:** 4800'
- **GENERAL INFORMATION:** Extremley remote. Duck Wash (wet weather) flows thru part of property
- **GPS (approx) :** SR 477 Turnoff: 40.96096 , -119.70197 ; NE: 40.95955 , -119.71243 ; NW: 40.95953 , -119.71711 ; SW: 40.95578 , -119.71714 ; SE: 40.95575 , -119.71243 ; Road enters E. side: 40.95793 , -109.71243
- **TYPE OF TERRAIN:** rolling
- **ZONING:**
- **POWER:** No
- **PHONE:** No
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** dirt
- **PROPERTY TAX:** \$80 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 andPURCHASE INFO

Go to 1881.com Washoe County land page

Seller Information



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

5124789999
land@1881.com

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.