

---

**BLUFF  
FRONTAGE &  
TIDAL FLATS  
ON EGEGIK  
RIVER**  
*File#A137*

Land Size & Price: 18.18 ACRES  
\$11,750

Area: EGEGIK

Legal Description: LOTS 1 THRU 5 OF USS #554; KVICHAK RECORDING DISTRICT; PLAT #85-15

Directions: LOCATED ON THE NORTH BANK OF THE EGEGIK RIVER APPROX 4 MILES EAST FROM MOUTH OF KING SALMON RIVER; SEE MAPS.

Access: BOAT; FLOAT PLANE; SNOW MOBILE IN WINTER

Water Front: BLUFF & TIDAL FLAT FRONTAGE ON EGEGIK RIVER

View: RIVER VIEWS

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: LEVEL WITH BLUFF

Trees: TUNDRA

Surveyed: YES; CORNERS WERE ORIGINALLY MARKED WITH IRON PIPE

Taxes: NONE

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.