
**20 Acres on Trail
off Lake Louise
Road**

File #A142

Land Size:	20 Acres
Price:	\$30,000
Area:	Eastern Interior
Legal Description:	Tract C of Section 11 of T04N R07W of Alaska Cadastral Survey; Chitina Recording District; Plat #83-23
Directions:	From approx mile 159.8 of Glenn Highway, take Lake Louise Road approx 7 miles; take trail going east approx 1.5 miles; see tract on left.
Access:	Unmaintained trail access from Lake Louise Road
Water Front:	Tract is adjacent to a pond on NW corner of property.
View:	Mountain views.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level
Trees:	Birch & Spruce
Surveyed:	Yes; corners were originally marked with aluminum capped monuments.
Taxes:	None
Terms:	Cash
Remarks:	

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; GPS coordinates are approximate. 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.