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## 13.8 Acres on Naknek River

*File #A149*

<b>Land Size:</b>	13.80 Acres Total
<b>Price:</b>	\$200,000 for all.
<b>Area:</b>	Southwestern Alaska (Naknek area)
<b>Legal Description:</b>	Lot 9 Block 2, Tract A-1 & Tract A-2 Kvichak Recording District; Plat #77-3
<b>Directions:</b>	From Naknek take Ak Peninsula Hwy approx 2.5 miles; rt on Eagle Street; lots at end of street; see maps.
<b>Access:</b>	Eagle Street is a maintained gravel road.
<b>Waterfront:</b>	Approx 710.08 ft of frontage on Naknek River (tidal flats). Also adjacent to Leader Creek.
<b>Utilities:</b>	Electric in area.
<b>Covenants:</b>	Lt 9 Blk 2 is zoned residential; Tracts A-1 & A-2 are zoned commercial.
<b>Buildings:</b>	None
<b>Topography:</b>	Level to sloping.
<b>Trees:</b>	Partially wooded.
<b>Surveyed:</b>	Yes; corners were originally marked with ½” x 24” rebar.
<b>Taxes:</b>	Approx \$189.75 yr for Lt 9 Blk 2; Approx 833.75 yr for Tract A-1 & Approx \$839.50 yr for Tract A-2
<b>Terms:</b>	Cash
<b>Remarks:</b>	Located near most of the fish processing, cannery & boat storage areas.

**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.