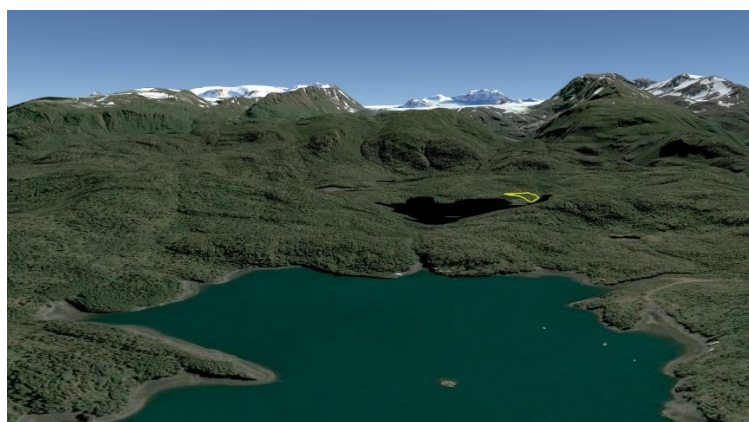


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## Loon Lake frontage near Bear Cove in Kachemak Bay

***File #A150***



<b>Land Size:</b>	3.04 Acres
<b>Price:</b>	\$16,000
<b>Area:</b>	Kenai Peninsula South (south side of Kachemak Bay)
<b>Legal Description:</b>	Tract B of ASLS #77-183; Homer Recording District; Plat #80-61
<b>Directions:</b>	Located on southern shore of Loon Lake near Bear Cove in Kachemak Bay; see maps.
<b>Access:</b>	Float plane.
<b>Waterfront:</b>	Approx 283.30' of frontage on Loon Lake
<b>Utilities:</b>	None.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Trees:</b>	Heavily wooded with spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 2.5" brass capped monuments as noted on plat.
<b>Taxes:</b>	Approx \$72.56 yr
<b>Terms:</b>	Cash or New Financing
<b>Remarks:</b>	

**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.