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**YENTNA RIVER  
FRONTAGE  
NEAR  
LOCKWOOD  
LAKE**

***File#B244***

Land Size & Price: 9.3 ACRES  
\$27,000

Area: YENTNA RIVER

Legal Description: ASLS #90-315; ANCHORAGE RECORDING DISTRICT; PLAT #93-87

Directions: LOCATED ON WESTERN BANK OF YENTNA RIVER; APPROX 23 AIRMILES WEST OF WILLOW; SEE MAPS.

Access: FLOAT PLANE; BOAT; SNOW MACHINE

Water Front: APPROX 429.14 FT OF FRONTAGE ON YENTNA RIVER

View: RIVER & MOUNTAIN VIEWS

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: LEVEL TO GENTLY ROLLING

Trees: HEAVILY WOODED

Surveyed: CORNERS MARKED WITH ALUM. CAPPED MONUMENTS AS NOTED ON PLAT

Taxes: APPROX \$131.51 YR

Terms: CASH

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.