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**4.58 Acres on Derf  
Lake with views of  
Mt. Susitna**  
*File #B251*

<b>Land Size:</b>	4.58 Acres
<b>Price:</b>	\$20,000
<b>Area:</b>	Mat-Su Remote SW; near Alexander Creek
<b>Legal Description:</b>	Tract B of ASLS #74-005; Anchorage Recording District; Plat #77-277
<b>Directions:</b>	Located on NE side of Derf Lake; approx 24 miles SW of Willow; see maps.
<b>Access:</b>	Float Plane or Snowmachine
<b>Water Front:</b>	Approx 355 ft of frontage on Derf Lake.
<b>View:</b>	Views of Derf Lake & Mt Susitna
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Topography:</b>	Level to gently rolling.
<b>Trees:</b>	Heavily wooded with Birch and Spruce
<b>Surveyed:</b>	Yes; the corners were originally marked with 2" brass caps set on 3/4" steel pipes set approx 30" deep.
<b>Taxes:</b>	Approx \$142.13 yr
<b>Terms:</b>	Cash
<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.**