
**Lot with Frontage
on Hock Lake**
File #B254

Land Size:	2.75 Acres
Price:	\$20,000
Area:	Mat-Su South Central (Little Susitna area)
Legal Description:	Tract C of ASLS #76-182; Anchorage Recording District; Plat #77-49
Directions:	Located on eastern shore of Hock Lake; see maps.
Access:	Floatplane or snowmachine.
Waterfront:	Approx 400 ft of frontage on Hock Lake. Wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None.
Topography:	Hilly with ridge through center of lot.
Trees:	Birch & Spruce
Surveyed:	Yes; the corners were originally marked with 3” aluminum capped monuments.
Taxes:	Approx \$86.11 yr
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.