
**Cook Inlet Bluff
lot near Ninilchik
w/Mountain Views**

File #B258

Land Size:	1.09 Acres
Price:	\$45,000
Area:	Kenai Peninsula South (Ninilchik area)
Legal Description:	Lot 3 Block 1 My View Subdivision; Homer Recording District; Plat #73-857
Directions:	South on Sterling Hwy to approx mile 133.1; rt on Our Lane; lft on Your Drive; rt on BLM road; rt on My Drive; see lot on left.
Access:	Unmaintained road access from end of My Drive or BLM road.
Waterfront:	Approx 92.80 ft of bluff frontage overlooking Cook Inlet. Wetlands noted.
Utilities:	Overhead electric adjacent on My Drive.
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Sloping to Steep
Trees:	Birch, Spruce & Willow
Surveyed:	Yes; corners were originally marked with ½” rebar.
Taxes:	Approx \$359.28 yr
Terms:	Cash or New Financing
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.