
**Lot on Caribou Island at
Skilak Lake**
File #B261



Land Size:	Lot 4 Block 2 = .43 Acre
Price:	\$29,900
Area:	Kenai Peninsula East
Legal Description:	Lot 4 Block 2 Caribou Island Subdivision Amended; Seward Recording District; Plat #37
Directions:	Located off Skilak Lake Road from approx mile 58 or mile 75.2 of the Sterling Highway.
Access:	Floatplane; boat or snowmachine from Lower Skilak Boat Launch.
Waterfront:	Approx 100 ft of Skilak Lake frontage
Utilities:	None
Covenants:	Plat notes restrict uses to residential; No resubs.
Buildings:	None
Topography:	Sloping
Trees:	Birch & Spruce
Surveyed:	Yes; recently surveyed and corners marked.
Taxes:	Approx \$106.70 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.