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## Naknek River frontage between Naknek & King Salmon

**File #B262**



<b>Land Size:</b>	5.65 Acres
<b>Price:</b>	\$80,000
<b>Area:</b>	Southwestern Alaska
<b>Legal Description:</b>	Lot 27 Block 4 Naknek River Subdivision; Kvichak Recording District; Plat #81-11
<b>Directions:</b>	Located between Naknek & King Salmon off the King Salmon – Naknek Road on Wolverine Road; see maps.
<b>Access:</b>	Maintained gravel road
<b>Waterfront:</b>	Approx 334.22 ft of frontage on Naknek River; wetlands noted.
<b>Utilities:</b>	Electric adjacent & overhead.
<b>Covenants:</b>	Zoned Single Family Residential by the Bristol Bay Borough
<b>Buildings:</b>	None
<b>Surveyed:</b>	Yes; NW corner originally marked with 3 1/4" Aluminum Cap set 30" deep. Remaining corners originally marked with 5/8" x 30" rebar with 1 1/4" plastic cap.
<b>Taxes:</b>	Approx \$587.10 yr
<b>Terms:</b>	Cash
<b>Remarks:</b>	Co-Listed with Kevin Taylor of RE/MAX Dynamic Properties.

**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.