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## 5 Acres on Dalteli Lake 4 miles west of Mile 131 Parks Highway

***File #B264***



<b>Land Size:</b>	5 Acres
<b>Price:</b>	\$27,500
<b>Area:</b>	Mat-Su North Central (north of Petersville Road off Parks Hwy)
<b>Legal Description:</b>	Tract A of ASLS #77-035; Talkeetna Recording District; Plat #79-119
<b>Directions:</b>	Located approx. 4 miles west of mile 131 of Parks Highway.
<b>Access:</b>	Float plane. Snowmachine in winter. ATV in summer (no known trail).
<b>Waterfront:</b>	Approx 400 ft of frontage on Dalteli Lake. Wetlands noted.
<b>Utilities:</b>	None.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Surveyed:</b>	Yes; the corners were originally marked with 2 ½" brass capped monuments as noted on plat.
<b>Taxes:</b>	Approx \$91.28 yr
<b>Terms:</b>	Cash; or New Financing.
<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.