
**FRAME CABIN
NEAR YENTNA
RIVER &
SKWENTNA**
File#C243

Land Size & Price: 14.96 ACRES TOTAL
\$45,000 FOR ALL

Area: YENTNA RIVER

Legal Description: LOTS 11, 12 & 13 BLOCK 2 SKWENTNA STATION; ASLS #79-205; ANCHORAGE RECORDING DISTRICT; PLAT #80-129

Directions: LOCATED BETWEEN SKWENTNA AIRSTRIP & YENTNA RIVER; APPROX 43 AIRMILES NW OF WILLOW; SEE MAPS.

Access: WHEEL PLANE TO SKWENTNA AIRSTRIP; BOAT OR SNOWMACHINE

Utilities: WOODSTOVE FOR HEAT.

Covenants: YES; READ THE CC&R'S (NO RESTRICTIONS NOTED). PLAT NOTES RESTRICT USES TO RESIDENTIAL OR RECREATIONAL.

Buildings: 336 SF FRAME CABIN WITH 3/4 LOFT BUILT 2011. WOOD POST FOUNDATION; DECK. SMALL FRIDGE/FREEZER & SMALL 2-BURNER PROPANE OVEN/STOVE. CABIN IS OFFERED "AS-IS" WITH NO WARRANTIES OR GUARANTEES OFFERED AS TO ITS PRESENT CONDITION.

Topography: LEVEL TO GENTLY ROLLING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; CORNERS WERE ORIGINALLY MARKED WITH 5/8" REBAR

Taxes: APPROX \$339.06 YR FOR ALL

Terms: CASH

Remarks: CABIN IS ON LOT 12; ALL LOTS MUST BE SOLD TOGETHER, NO EXCEPTIONS.

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. 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.