
**Lakefront Lot near
Deshka River
(Kroto Creek) &
Langman Lake**
File #C246

Land Size:	4.84 Acres
Price:	\$22,500
Area:	Mat-Su Remote Southwest
Legal Description:	Lot 38 Block 14 Kahiltna Flats; ASLS #80-175; Talkeetna Recording District; Plat #81-128
Directions:	Located on SE shore of Unnamed Lake; south of Langman Lake & west of Deshka River (Kroto Creek); see maps.
Access:	Float plane or Snowmachine; approx 15 air miles NW of Willow.
Waterfront:	Approx 337.80 ft of Lake Frontage; wetlands noted.
Utilities:	None
Covenants:	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to residential or recreational.
Buildings:	None
Topography:	Gently Rolling
Trees:	Heavily wooded with Birch & Spruce.
Surveyed:	Yes; the corners were originally marked with 5/8" x 36" rebar with 1.5" aluminum caps.
Taxes:	Approx \$125.53 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
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.