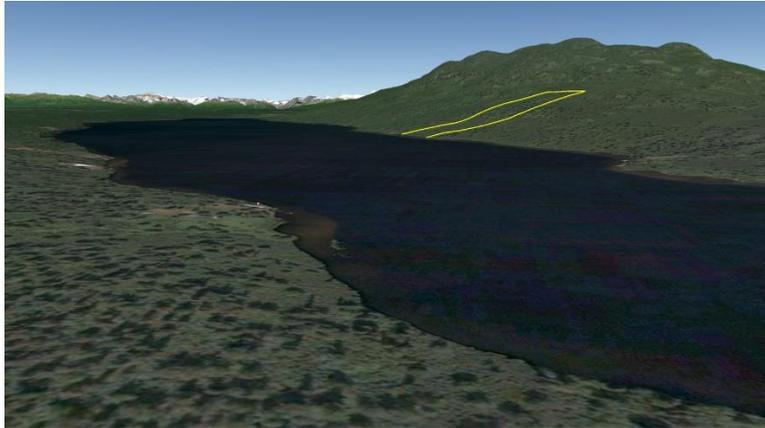


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## 23.80 Acres on Shell Lake

*File #C254*



|                           |  |
|---------------------------|--|
| <b>Land Size:</b>         | 23.80 Acres  |
| <b>Price:</b>             | \$45,000   |
| <b>Area:</b>              | Mat-Su Southwest Remote (Shell Lake)                                       |
| <b>Legal Description:</b> | Lot 53 Shell Lake Alaska; Anchorage Recording District; Plat #64-112       |
| <b>Directions:</b>        | Located on eastern shore of Shell Lake; approx. 12 miles west of Skwentna. |
| <b>Access:</b>            | Floatplane; or snowmachine in winter.                                      |
| <b>Waterfront:</b>        | Approx. 611.20 ft of frontage on Shell Lake; no wetlands noted.            |
| <b>Utilities:</b>         | None   |
| <b>Covenants:</b>         | None; unrestricted   |
| <b>Buildings:</b>         | None   |
| <b>Surveyed:</b>          | Yes; the front corners were originally marked with 3/4" pipe.              |
| <b>Taxes:</b>             | Approx \$217.24 yr   |
| <b>Terms:</b>             | Cash   |
| <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.