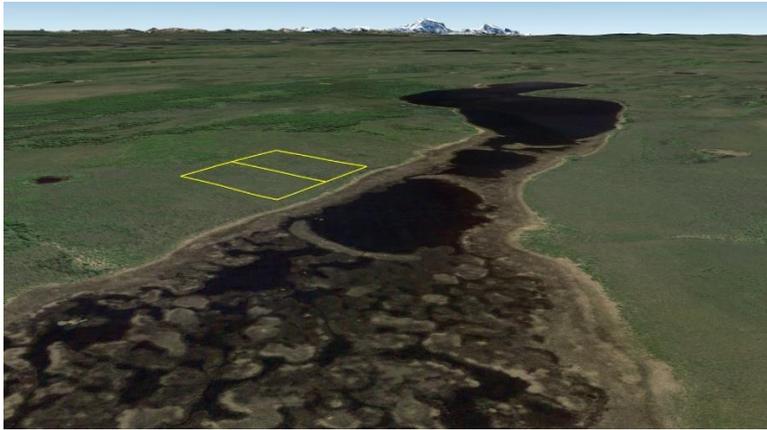

Lots on Geskakmina Lake

File #C260



Land Size:	Lot 8 Block 2 = 4.901 Acres Lot 9 Block 2 = 4.851 Acres
Price:	\$11,750 each
Area:	Central Interior (near Tanana River & Manley Hot Springs).
Legal Description:	Lots 8 & 9 Block 2 Geskakmina Lake Subd.; ASLS #81-55; Fairbanks Recording District; Plat #81-129
Directions:	Geskakmina Lake is located approx. 25 miles SE of Manley Hot Springs; see maps.
Access:	Float plane; or snowmachine
Waterfront:	Frontage on Geskakmina Lake
Utilities:	None
Covenants:	Yes; no restrictions noted.
Buildings:	None
Surveyed:	Yes; corners were marked with 5/8" x 36" rebar with 1/2" aluminum caps.
Taxes:	None
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.