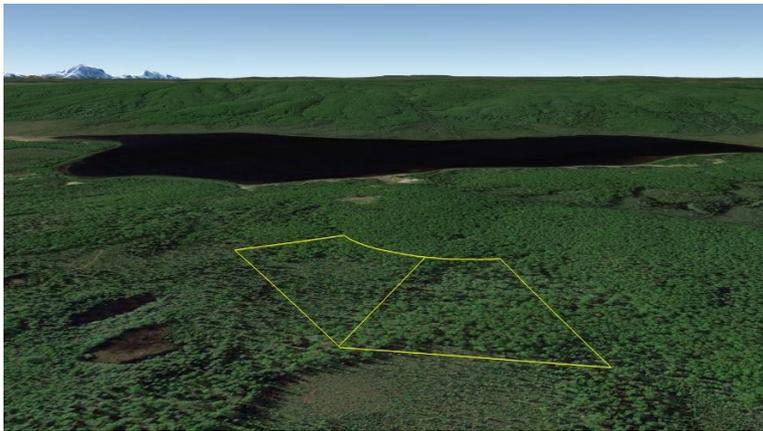


Lots near Iksgiza Lake

File #C261



- Land Size:** Lot 3 Block 4 = 4.919 Acres
Lot 4 Block 4 = 4.927 Acres
- Price:** \$14,750 each
- Area:** Central Interior (near Tanana River & Manley Hot Springs).
- Legal Description:** Lots 3 & 4 Block 4 Iksgiza Lake Subdivison; ASLS #81-54; Manley Hot Springs Recording District; Plat #81-6
- Directions:** Iksgiza Lake is located approx. 20 miles SE of Manley Hot Springs; see maps.
- Access:** Float plane; or snowmachine
- Waterfront:** None; located near Iksgiza 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.