
**FRAME CABIN
ON OTTER
LAKE**

File#D088

Land Size & Price: 2.17 ACRES
\$24,500

Area: OTTER LAKE

Legal Description: TRACT F OF ASLS #74-071; TALKKEETNA RECORDING DISTRICT; PLAT #77-14

Directions: LOCATED ON EASTERN SHORE OF OTTER LAKE; APPROX 6.25 AIR MILES SE FROM THE COMMUNITY OF SKWENTNA; SEE MAPS.

Access: FLOAT PLANE; SNOW MACHINE IN WINTER

Water Front: APPROX 298 FT OF FRONTAGE ON OTTER LAKE

View: LAKE & MOUNTAIN VIEWS

Utilities: NONE

Covenants: NONE

Buildings: 192 SF ONE-STORY FRAME CABIN BUILT 1975; WOOD POST FOUNDATION; BARREL STOVE. CABIN INCLUDED IN SALES PRICE AS-IS, WHERE-IS. SELLER OFFERS NO WARRANTIES OR GUARANTEES AS TO CABINS PRESENT CONDITION.

Topography: GENTLY ROLLING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH 3" ALUM CAPS ON 2" ALUM PIPE 30" DEEP

Taxes: APPROX \$158.85 YR

Terms: 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.