
**Iliamna Lake
frontage near
Mouth of
Newhalen River**

File #D105

Land Size:	1.1 Acres
Price:	\$35,000
Area:	Southwestern Alaska (Newhalen)
Legal Description:	Lot 3 Newhalen Point Subdivision Amended; Iliamna Recording District; Plat #2004-4
Directions:	Located on Lake Iliamna near mouth of Newhalen River; see maps.
Access:	Approx 3 miles south of Iliamna Airport; road access to within ½ mile.
Waterfront:	Approx 180.24' of frontage on Iliamna Lake.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level
Trees:	None
Surveyed:	Yes; corners were originally marked with 2" aluminum caps on 30" rebar & 1.25" red plastic caps on 30" rebar as noted on plat.
Taxes:	None
Terms:	Cash or New Financing
Remarks:	World class fishing from your own lot!

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.