
Frame Cabin on Otter Lake

File #D108

Land Size:	2.17 Acres
Price:	\$35,000
Area:	Mat-Su Remote SW (Otter Lake)
Legal Description:	Tract F of ASLS #74-071; Talkeetna Recording District; Plat #77-14
Directions:	Located on eastern shore of Otter lake; approx. 6.25 air miles from the community of Skwentna; see maps.
Access:	Float plane; or snow machine.
Waterfront:	Approx 298 ft of frontage on Otter Lake.
Utilities:	None; wood stove for heat.
Covenants:	None; unrestricted.
Buildings:	192 sf one-story frame cabin built 1975. Wood post foundation; propane oven & cooktop. Bunk beds; table & chairs. Cabin is included in sales price as-is, where-is. Seller offers no warranties or guarantees as to the cabins present condition.
Trees:	Heavily wooded.
Surveyed:	Yes; the corners were originally marked with 3" alum caps on 2" alum pipe 30" deep.
Taxes:	Approx \$132.62 yr
Terms:	Cash or New Financing
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.