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**FRONTAGE ON  
SUSITNA  
RIVER  
SLOUGH**  
*File#E098*

Land Size & Price: 9.83  
\$20,900

Area: CASWELL

Legal Description: PARCEL B4 OF SECTION 06 T21N R04W;  
PALMER RECORDING DISTRICT

Directions: LOCATED ON SUSITNA RIVER SLOUGH  
NEAR CASWELL CREEK; SEE MAPS.

Access: BOAT OR SNOWMACHINE

Water Front: APPROX 362 FT OF FRONTAGE ON  
SUSITNA RIVER SLOUGH; WETLANDS  
NOTED AT BACK OF LOT.

View: MOUNTAIN & RIVER VIEWS

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: LEVEL

Trees: BIRCH & SPRUCE

Taxes: APPROX \$376.51 YR

Terms: CASH; OR OWNER WILL FINANCE SALE  
WITH A MINIMUM OF 25% DOWN  
PAYMENT.

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. 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.