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## **CANYON LAKE**

***File#E101***

Land Size & Price: 9.61 ACRES  
\$15,000

Area: CANYON LAKE

Legal Description: LOT 5-1 (LOTS 5 & 6) BLOCK 7 CANYON LAKE; ASLS #80-139; ANCHORAGE RECORDING DISTRICT; PLAT #82-63

Directions: LOCATED BETWEEN CANYON LAKE & SKWENTNA RIVER; APPROX 53 AIRMILES NW OF WILLOW; SEE MAPS.

Access: FLOAT OR WHEEL PLANE (AIRSTRIIP IS APPROX 1/2 MILE TO THE SE); BOAT OR SNOWMACHINE

Utilities: NONE

Covenants: YES; READ THE CC&R'S (NO RESTRICTIONS NOTED). PLAT NOTES RESTRICT USES TO RESIDENTIAL OR RECREATIONAL.

Buildings: NONE

Topography: LEVEL TO GENTLY ROLLING

Trees: HEAVILY WOODED

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH ALUMINUM CAPPED MONUMENTS

Taxes: APPROX \$78 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.