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**Trapper Creek  
Frontage**  
*File#E103*

<b>Land Size &amp; Price:</b>	Tract F = 24.63 Acres \$28,750 Tract G = 16.34 Acres \$19,750 (Sold) Tract J = 30.93 Acres \$29,750
<b>Area:</b>	Trapper Lake
<b>Legal Description:</b>	South Shore Trapper Lake; Talkeetna Recording District; Plat #87-35
<b>Directions:</b>	Located on Trapper Creek, approx ½ mile south from south end of Trapper Lake.
<b>Access:</b>	Float plane; or snow machine in winter.
<b>Water Front:</b>	Frontage on Trapper Creek; Wetlands noted.
<b>View:</b>	Creek & Mountain Views
<b>Utilities:</b>	None
<b>Covenants:</b>	None
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Rolling
<b>Trees:</b>	Birch & Spruce
<b>Surveyed:</b>	Yes; the corners were originally marked with Aluminum Capped Monuments
<b>Taxes:</b>	Approx \$86.67 yr for Tract F; Approx \$125.67 yr for Tract J
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.
<b>Remarks:</b>	Seller is a licensed real estate broker in the state of Alaska.

**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.