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**Stickleback Lake**  
***File#E106***

<b>Land Size:</b>	3.49 Acres
<b>Price:</b>	\$19,900
<b>Area:</b>	Yentna River
<b>Legal Description:</b>	Tract E of ASLS #77-144; Talkeetna Recording District
<b>Directions:</b>	Located on a Peninsula on Stickleback Lake; approx. 1 mile SW of Yentna River.
<b>Access:</b>	Float plane or snow machine.
<b>Water Front:</b>	Approx 278.51 ft of frontage on Stickleback Lake.
<b>View:</b>	Lake & Mountain views
<b>Utilities:</b>	None
<b>Covenants:</b>	None
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Rolling
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; three corners were originally marked with brass or aluminum capped monuments.
<b>Taxes:</b>	Approx \$132.16 yr
<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.