
**Former Hunting &
Fishing Lodge near
Yentna River &
Lake Creek**
File #E114

Land Size:	9.7 Acres Total
Price:	\$99,900 for all
Area:	Mat-Su Remote Southwest
Legal Description:	Lots 21 & 22 Block 16 Alder View; ASLS #80-137; Talkeetna Recording District; Plat #82-91
Directions:	Located between Otter Lake & Yentna River; see maps.
Access:	Existing trails (approx 1/3 mile) to property from either Otter Lake or Yentna River. Float plane, Boat or Snowmachine.
Water Front:	None; near Otter Lake & Yentna River
View:	Distant mountain views; cabins overlook a small meadow.
Utilities:	Wood stove and/or oil burning stove for heat; drilled well for water; generator supplies power to cabin and well. Propane water heater. Two outhouses on property. Read Seller Notes for more details.
Covenants:	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to residential or recreational.
Buildings:	Two cabins on Lot 22 built 2011. 936 sf frame cabin has living room, kitchen, bath and full loft which sleeps four. 192 sf frame cabin sleeps four. Read Seller Notes for more details. Property is being sold as-is where is; Seller offers no warranties or guarantees as to the condition, operation or existence of improvements, fixtures, or personal property.
Topography:	Cabins sit on a grassy knoll overlooking a small meadow.
Trees:	Birch & Spruce
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar with 2" aluminum caps.
Taxes:	Approx \$777.01 yr for all.
Terms:	Cash; or owner will finance sale with a minimum of 25% down payment.
Remarks:	Sale includes all personal property on site. Read Seller Notes for more details. Lots must be sold

together; no exceptions. 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.