
**23.60 Acres on
Kivi Lake**
File #E115

Land Size:	23.60 Acres
Price:	\$275,000
Area:	Kenai Peninsula Northwest (Nikiski area)
Legal Description:	Portion of Government Lots 6, 14 & 15 of Section 5 T7N R11W; Kenai Recording District
Directions:	From approx mile 28.6 of Kenai Spur Highway, take right on Holt Lamplight Road; at approx mile 7, take left on Silverspring Lane; left on Nanook Circle (Timber Ridge Lane); go to end.
Access:	Maintained gravel road.
Waterfront:	Approx 1,110 ft of frontage on Kivi Lake; additional lake frontage (unnamed) at southern border of property. No wetlands noted.
Utilities:	Overhead electric adjacent at north end of parcel. Gas adjacent at end of Nanook Circle (Timber Ridge Road).
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Rolling
Trees:	Heavily wooded with birch, spruce & cottonwood.
Surveyed:	No
Taxes:	Approx \$1,063.88 yr
Terms:	Cash
Remarks:	Co-listed with Erin Eker of Ski to Sea Properties. 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.