
**Lot near Wik Lake
off Kenai Spur
Highway**
File #E116

Land Size:	1.34 Acres
Price:	\$17,900
Area:	Kenai Peninsula Northwest (Nikiski area)
Legal Description:	Lot 1 Wik Lake; Kenai Recording District; Plat #K-1401
Directions:	From Soldotna, north on Kenai Spur Highway to approx mile 28.6; rt on Holt Lamplight Rd; see lot on right after milepost 7 (turn right on driveway just before guardrail; see lot on left along frontage road).
Access:	Paved maintained road.
Waterfront:	None; located near Wik Lake; no wetlands noted.
Utilities:	Electric runs overhead through lot; gas adjacent on Holt Lamplight Road.
Covenants:	Yes; read the Plat Notes (temporary structures, including trailers, allowed during 2 year construction period only; no industrial bldgs, storage areas, parking lots, junk cars or junk yards allowed on lot).
Buildings:	None
Topography:	Gently rolling to Sloping
Trees:	Heavily wooded with birch, spruce, cottonwood. The cleared setback behind guard rail has filled in with tall alder since picture was taken.
Surveyed:	Yes; corners were originally marked with 3/8" iron rods.
Taxes:	Approx \$118.44 yr
Terms:	Cash
Remarks:	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.