
**Frame Cabin on
Yentna River**
File #E117

Land Size:	11.65 Acres
Price:	\$75,000
Area:	Mat-Su Remote Southwest (Yentna River)
Legal Description:	Lot 3 Smith Landing; Talkeetna Recording District; Plat #2007-11
Directions:	Located on the eastern shore of Yentna River (approx 85 miles up river from Deshka Landing).
Access:	Boat; Float Plane; or Snowmachine
Waterfront:	Approx 125' of frontage on Yentna River. A portion of lot lies in a Flood Hazard Area (see Plat).
Utilities:	New Napoleon Timberwolf wood stove. Propane gas range and new 1700 BTU LP wall furnace. Two Honda generators for lights and fridge/freezer. Solar panels & wind turbine feed batteries. Sand point well with a garden pump at river. Gutters collect rainwater to holding tank. Outhouse built 2019'.
Covenants:	None; unrestricted.
Buildings:	14'x18' (252 sf) frame cabin built 2000; refurbished in 2022 with new insulation and tin siding and roofing. 8x10 covered deck/porch. Wood shed. Storage shed. Gazebo over fire pit and floor of washhouse under construction.
Topography:	Gently rolling to gently sloping. High bluff at river.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar with 1" yellow plastic caps.
Taxes:	Approx \$135.67 yr.
Terms:	Cash
Remarks:	See items included in sales price under Seller Notes. 4-Wheeler available on separate bill of sale. Seller intends to remove personal items June 2023. Cabin has been secured from bears; please contact office to view.

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.