
Soldotna Creek

File #E118

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| Land Size: | 3.07 Acres |
| Price: | \$10,000 |
| Area: | Kenai Peninsula Northwest (Soldotna) |
| Legal Description: | SW ¼ of the SE ¼ of Section 22 T05N R10W, Excluding Unfried Acres Subdivision & Unfried Acres Subdivision #1; Kenai Recording District |
| Directions: | Located off Mackey Lake Road from approx. mile 92.8 of the Sterling Highway; see maps. |
| Access: | Undeveloped section line access from end of Riggs Ave. (approx. 400 ft). |
| Waterfront: | Approx 1,341 ft of frontage on Soldotna Creek. |
| Utilities: | Electric in the area (Riggs Ave.). |
| Covenants: | None; unrestricted. |
| Buildings: | None |
| Trees: | Sparsely wooded with Spruce. |
| Surveyed: | Yes; the corners of lots on adjacent Unfried Acres #1 bordering subject parcel on the north are marked as indicated on plat with 5/8" x 30" rebar & capped with yellow plastic. |
| Taxes: | Approx \$168.60 yr |
| Terms: | Cash; or Owner will finance sale with a minimum of \$1,500 down; \$150 mo @ 8% interest. |
| Remarks: | |

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.