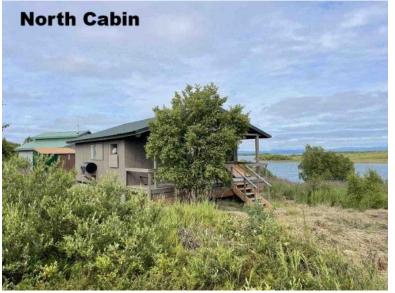
## Two Cabins with Naknek River frontage near King Salmon

## *File #F131*



Land Size:	.99 Acre
Price:	\$475,000 for all.
Area:	Southwestern Alaska (King Salmon)
Legal Description:	Lot 2D of USS #5712; Kvichak Recording District; Plat #79-6
Directions:	9624 Char Road: Located at Lake Camp on the Naknek River out of King Salmon; see maps.
Access:	Maintained gravel road.
Waterfront:	Approx 132.38 ft of frontage on Naknek River. Close to public boat launch.
Utilities:	Both cabins have and are heated with an oil drip stove; propane interior lights; cabins are wired for electric but not connected to electric or generator (electric is approx. 2.5 miles away); walls & floors are insulated. Each have a small bathroom area (not plumbed). Outhouse.
Covenants:	None; unrestricted.
Buildings:	Lot improved with a gravel driveway and two identical 24'x 24' (576 sf) frame cabins approx. 39 years old. Each has three small bedrooms and an oven in kitchen area. Metal roofs.
Surveyed:	No; paper platted only.
Taxes:	Approx \$1,041.96 yr
Terms:	Cash; or New Financing.
<b>Remarks:</b>	

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.