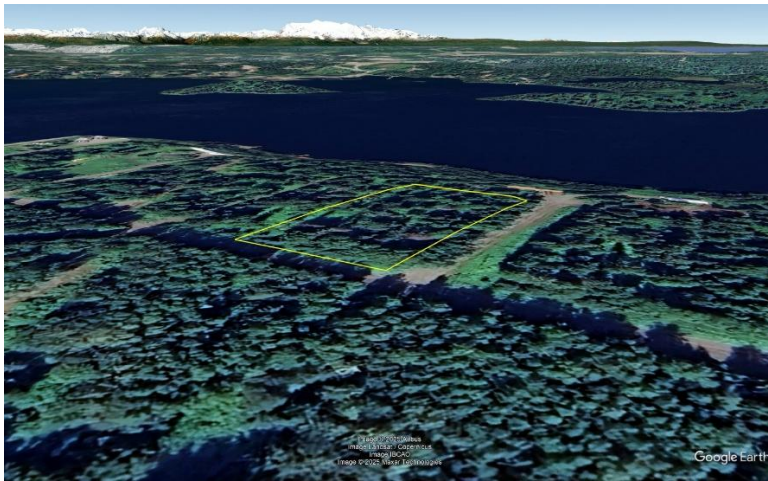


Lot near Island Lake in Nikiski

File #F132



Land Size: .98 Acres

Price: \$30,000

Area: Kenai Peninsula Northwest (Nikiski area)

Legal Description: Lot 4A N-B Estates Subdivision No 2; Kenai Recording District; Plat #87-61

Directions: Kenai Spur Hwy to approx. mile 25.2; rt on Nikiski Ave; rt on Island Lake Rd; lft on Pipeline Rd; lft on Moose Run Rd; lft on Teal Ct; ee lot on right.

Access: Maintained gravel road.

Waterfront: None; no wetlands noted.

Utilities: Overhead electric adjacent on Teal Ct; gas adjacent on Teal Ct. & En Circle.

Covenants: None; unrestricted.

Buildings: None

Surveyed: Yes; SW corner originally marked with brass capped monument; remaining corners marked with 5/8" rebar as noted on plat.

Taxes: Approx \$119.76 yr

Terms: Cash; or New Financing

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.