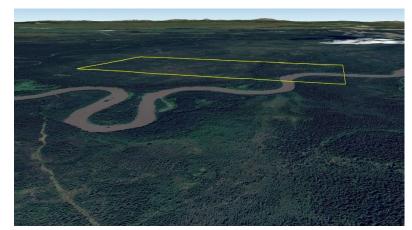
## 292.90 Acres on Nenana & Little **Nenana Rivers**

File #F133



**Land Size:** 292.90 Acres (Approx 5,280' x

2,640')

**Price:** \$250,000 for all.

Central Interior (Nenana) Area:

Legal

Govt. Lts 1, 2, 3, 4 and the NW 1/4 of

**Description:** 

Section 33 T04S R08W

**Directions:** 

Parks Highway north to Nenana; take 1ft on 10<sup>th</sup> Street; take 1<sup>st</sup> right on Totchaket Road (not marked); go approx. 1 mile and take lft on unmarked trail; go approx. 3 miles to

NW corner of Parcel.

Access:

Unmaintained trail; boat via Nenana

River; ATV; snowmachine.

Waterfront:

Frontage on Nenana & Little Nenana

Rivers. Wetlands noted.

**Utilities:** None

None; unrestricted. **Covenants:** 

**Buildings:** None

**Surveyed:** 

Yes; corners were originally marked

with brass capped iron posts.

Taxes: None

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.