292.90 Acres on Nenana & Little Nenana Rivers

File #F133



Land Size:	292.90 Acres (Approx 5,280' x 2,640')
Price:	$225,500 for all.
Area:	Central Interior (Nenana)
Legal Description:	Govt. Lts 1, 2, 3, 4 and the NW ¼ of Section 33 T04S R08W
Directions:	Parks Highway north to Nenana; take lft on 10th Street; take 1st 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
Covenants:	None; unrestricted.
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.