
Yentna River Frontage

File#G129

Land Size & Price: 38.68 Acres
\$55,000

Area: Yentna River

Legal Description: Tract H of ASLS #86-086; Talkeetna Recording District; Plat #87-28

Directions: Located on the eastern shore of the Yentna River approx 3 miles NW of Donkey Creek Lake; see maps.

Access: Boat; Float Plane; Snowmachine in winter.

Water Front: Approx 775.47 ft of frontage on Yentna River

View: River and Mountain views

Utilities: None

Covenants: None

Buildings: None

Topography: Level to Gently Rolling

Trees: Heavily wooded with Birch & Spruce

Surveyed: Yes; the corners were originally marked with 2.5” x 30” aluminum monuments.

Taxes: Approx \$200.22 yr

Terms: Cash

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.