
**6 Lots near
Nenana River
south of Clear**

File #G134

Land Size:	28.79 Acres Total
Price:	\$38,900 for all.
Area:	Central Interior (Clear)
Legal Description:	Lots 11, 12 & 13 Block 4 and Lots 3, 4 & 5 Block 10 Quota Subdivision; ASLS #80-120; Nenana Recording District; Plat #81-5
Directions:	Located south of Clear on Parks Highway off Kobe Road; see maps.
Access:	Gravel road.
Waterfront:	None; near Nenana River
Utilities:	None
Covenants:	Yes; no restrictions noted.
Buildings:	Old sheds on Lot 4 Block 10; Seller places no value on these structures nor offers any warranties or guarantees as to their present condition.
Trees:	Heavily wooded with birch, spruce, cottonwood & willow. Firebreak created by fire crews traverses thru subject parcels to battle Clear Wildfire of July, 2022.
Surveyed:	Yes; the corners were originally marked with 2" aluminum capped monuments on 5/8" x 30" rebar.
Taxes:	None
Terms:	Cash or New Financing
Remarks:	Lots must be sold together; no exceptions.

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.