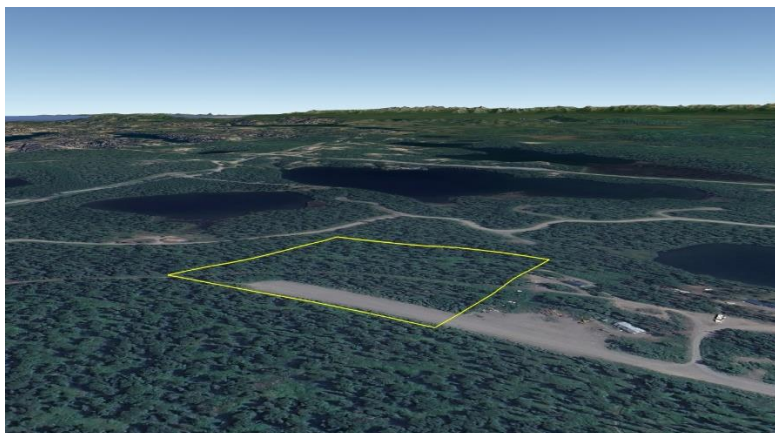

10 Acres with Private Airstrip in Nikiski

File #G135



Land Size:	10 Acres (Approx 660' x 660')
Price:	\$80,000
Area:	Kenai Peninsula Northwest (Nikiski)
Legal Description:	SE ¼ NE ¼ NW ¼ of Section 17 T07N R11W; Kenai Recording District
Directions:	From Soldotna take Kenai Spur Highway to approx. mile 19.1; rt on Miller Loop Road; go 2.1 miles & take rt on Holt Lamplight Rd; go 5 miles & take lft on Parsons Ave; rt on Maranatha Lane; see parcel on right.
Access:	Maintained gravel road. Private airstrip (shared with neighbors to the south in Pilots Dream Subdivision) runs along western border of parcel via Maranatha Lane.
Waterfront:	None; no wetlands noted.
Utilities:	Electric adjacent & overhead runs through parcel via Parsons Street.
Covenants:	None; unrestricted
Buildings:	None
Surveyed:	SW & SE corners originally marked with 5/8" rebar w/plastic caps (per adjoining Pilots Dream subdivision plat to the south).
Taxes:	Approx \$274.18 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
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.