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**HALF HORN  
LAKE OFF  
IDITAROD  
TRAIL**  
*File#H195*

Land Size & Price: 34.83 ACRES  
\$28,500

Area: IDITAROD TRAIL

Legal Description: TRACT E OF ASLS #95-016; ANCHORAGE RECORDING DISTRICT; PLAT #95-118

Directions: LOCATED ON SOUTH SHORE OF HALF HORN LAKE OFF THE IDITAROD WINTER TRAIL; APPROX 35 AIRMILES WEST OF WILLOW; SEE MAPS.

Access: SNOWMACHINE IN WINTER

Water Front: APPROX 897.14 FT OF FRONTAGE ON HALF HORN LAKE

View: LAKE & 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 AS INDICATED ON PLAT WITH BRASS CAPPED MONUMENTS

Taxes: APPROX \$302.24 YR

Terms: OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT

Remarks: SELLER IS A LICENSED REAL ESTATE AGENT IN THE STATE OF ALASKA.

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.