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**Susitna River  
Frontage**

***File#H214***

<b>Land Size:</b>	4.2 Acres
<b>Price:</b>	\$25,000
<b>Area:</b>	Susitna River
<b>Legal Description:</b>	Tract A of ASLS #79-050; Talkeetna Recording District; Plat #80-70
<b>Directions:</b>	Located on western bank of Susitna River near mouth of Deshka River; see maps.
<b>Access:</b>	Boat; or snow machine in winter. For info on Susitna & Deshka River Boat Launch go to: <a href="http://www.deshkalanding.com">www.deshkalanding.com</a>
<b>Water Front:</b>	Approx 397.91 ft of frontage on Susitna River
<b>View:</b>	River & Mountain views
<b>Utilities:</b>	None
<b>Covenants:</b>	None
<b>Buildings:</b>	None
<b>Topography:</b>	Level to gently rolling.
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with brass capped monuments.
<b>Taxes:</b>	Approx \$136.50 yr
<b>Terms:</b>	Cash
<b>Remarks:</b>	

**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.