
Frontage on Fish Creek

File #H221

Land Size:	10.49 Acres
Price:	\$15,700
Area:	Mat-Su Remote (Fish Creek)
Legal Description:	ASLS #91-008; Talkeetna Recording District; Plat #91-33
Directions:	Located on Fish Creek off Kroto Slough from confluence of Yentna & Susitna rivers; see maps.
Access:	Boat or Snowmachine
Waterfront:	Approx 427.13 ft of frontage on Fish Creek. No wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Trees:	Heavily wooded.
Surveyed:	Yes; the corners were originally marked with 2.5" aluminum caps on 2.5" x 30" pipe.
Taxes:	Approx \$137.90 yr
Terms:	Cash or New Financing.
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.