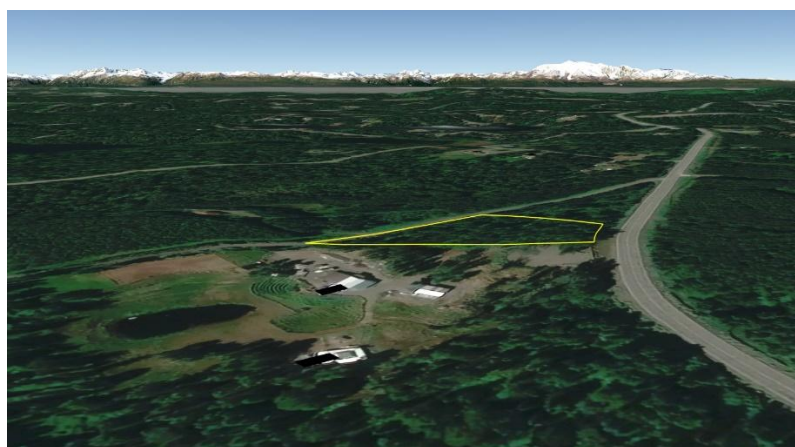

Building Lot off Mile 29.7 Kenai Spur Highway

File #H223



Land Size:	1.49 Acres
Price:	\$16,000
Area:	Kenai Peninsula Northwest (Nikiski)
Legal Description:	Lot 6 Block 3 Kavik Estates; Kenai Recording District; Plat #76-11
Directions:	From Soldotna take Kenai Spur Highway to approx. mile 29.7; rt on Halibouty Rd; rt on Thomas St; see lot on left.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	Electric adjacent across Thomas St; gas adjacent on Halibouty Road.
Covenants:	Yes; read the CC&R's (Temporary structures allowed during one year construction period only; no inoperable vehicles; no animals shall be kept, bred, or maintained for commercial purposes).
Buildings:	None
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar.
Taxes:	Approx \$134.06 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.