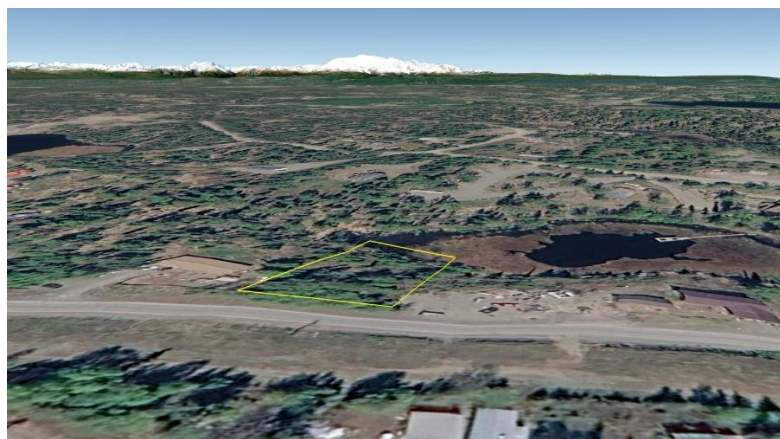

.51 Acre Unrestricted lot in Nikiski

File #H225



Land Size:	.51 Acre
Price:	\$12,000
Area:	Kenai Peninsula Northwest (Nikiski area)
Legal Description:	Lot 3 Block 2 Stephens Subdivision; Kenai Recording District; Plat #76-111
Directions:	From Soldotna, take Kenai Spur Highway to approx. mile 21.3; rt on Miller Loop Road; go approx. 2 miles and take lft on Island Lake Rd; go approx. 1 mile and take left on Alexander Road; see lot on right.
Access:	Maintained gravel road.
Waterfront:	Lot backs up to a pond.
Utilities:	Electric overhead and across Alexander Road; gas in area (approx. \$13,500 away).
Covenants:	None; unrestricted.
Buildings:	None
Surveyed:	Yes; the corners were originally marked with 5/8" rebar.
Taxes:	Approx \$82.26 yr
Terms:	Cash
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.