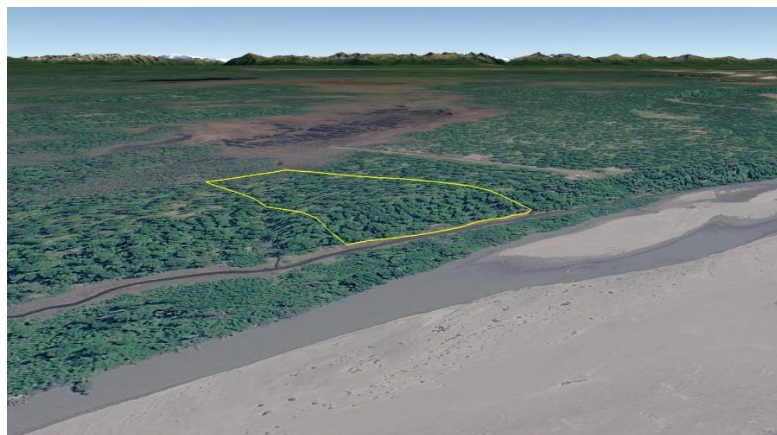

8.54 Acres with frontage on Yentna River Frontage

File #H226



Land Size:	8.54 Acres
Price:	\$22,500
Area:	Mat-Su Remote SW (Yentna River)
Legal Description:	Tract B of ASLS #91-049; Talkeetna Recording District; Plat #94-54
Directions:	Located on Yentna River; see maps.
Access:	Riverboat; Floatplane; Snowmachine in winter.
Waterfront:	Yentna River frontage.
Utilities:	None
Covenants:	None; see plat notes.
Buildings:	None
Surveyed:	Yes; corners were originally marked with 2 3/8" aluminum caps on 30" aluminum pipes.
Taxes:	Approx \$22.72 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.