
**39.99 Acres on Big
Bend of Yentna
River**

File #J081

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| Land Size: | 39.99 Acres |
| Price: | \$70,000 |
| Area: | Mat-Su Remote Southwest |
| Legal Description: | ASLS #90-317; Anchorage Recording District; Plat #93-81 |
| Directions: | Located at the Big Bend of the Yentna River; approx 20 air miles west of Willow; see maps. |
| Access: | Boat; float plane; or snowmachine in winter. |
| Water Front: | Approx 1,449.39 ft of bluff frontage on Yentna River |
| View: | River & Mountain views. |
| Utilities: | None |
| Covenants: | None; unrestricted |
| Buildings: | None |
| Topography: | Level |
| Trees: | Heavily wooded with birch & spruce. |
| Surveyed: | Yes; the corners were originally marked with aluminum capped monuments. |
| Taxes: | Approx \$461.49 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.