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**Wooded Lot near  
Yentna River &  
Unnamed Lake**

***File #J082***

<b>Land Size:</b>	4.79 Acres
<b>Price:</b>	\$15,000
<b>Area:</b>	Mat-Su Remote Southwest
<b>Legal Description:</b>	Lot 5 Block 9 Kutna Creek; ASLS #80-157; Anchorage Recording District; Plat #81-127
<b>Directions:</b>	Located between Yentna River & Unnamed Lake; see maps.
<b>Access:</b>	Float plane or Snowmachine; approx 22 air miles NW of Willow.
<b>Waterfront:</b>	None; near Yentna River. No wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to residential or recreational.
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Rolling
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 5/8" x 30" rebar with 1.5" aluminum caps.
<b>Taxes:</b>	Approx \$49.79 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<b>Remarks:</b>	

**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.