
**Lot with Driveway
& Building Pad
near Nenana**
File #J083

Land Size:	3.014 Acres
Price:	\$17,500
Area:	Central Interior (Nenana)
Legal Description:	Lot 3 Block K Nenana South; ASLS #80-106; Nenana Recording District; Plat #81-4
Directions:	South of Nenana and approx mile 302 of the Parks Highway, take right on Tonsona Road; see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; near the Tanana River. Wetlands noted.
Utilities:	Electric adjacent & overhead.
Covenants:	Yes; read the CC&R's (no restrictions noted).
Buildings:	None; property has been improved with a driveway and building pad (slightly overgrown).
Topography:	Level
Trees:	Birch, Spruce & Alder
Surveyed:	Yes; the corners were originally marked with 5/8" x 3/8" rebar with 2" aluminum caps.
Taxes:	None
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
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.