
**FRAME CABIN
ON SMALL
POTATO LAKE**

File#K109

Land Size & Price: 11.71 ACRES
\$38,000

Area: SMALL POTATO LAKE

Legal Description: ASLS #85-013; TALKEETNA RECORDING DISTRICT; PLAT #87-19

Directions: LOCATED ON EASTERN SHORE OF SMALL POTATO LAKE APPROX 1.4 MILE WEST OF LOCKWOOD LAKE & APPROX 20 AIR MILES FROM WILLOW; SEE MAPS.

Access: FLY IN TO LOCKWOOD LAKE THEN HIKE OVER; OR SNOWMACHINE IN WINTER.

Water Front: APPROX 338.26 FT OF FRONTAGE ON SMALL POTATO LAKE

View: LAKE & MOUNTAIN VIEWS

Utilities: COVERED OUTHOUSE; GAS GENERATOR; WOODSTOVE; PROPANE LIGHTS; COLEMAN STOVE. HAND PUMP FOR RETREIVING WATER FROM LAKE. OUTSIDE SHOWER.

Covenants: NONE

Buildings: 2x4 FRAME CABIN (204 SF MAIN FLR; 144 SF LOFT) BUILT 1989; 5/8" PLYWOOD EXTERIOR; 90# FELT ON 5/8" PLYWOOD ROOFING; COVERED PORCH; TREATED PLYWOOD CRAWLSPACE; ANTIQUE COOKSTOVE (NOT INSTALLED).

Topography: GENTLY ROLLING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: CORNERS WERE MARKED WITH 3 1/4" ALUM CAPS ON 30" PIPE BURIED 26" DEEP.

Taxes: APPROX \$114.23 YR

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 30% DOWN PAYMENT.

Remarks: SALE PRICE INCLUDES TWO BOATS, TROLLING MOTOR, CHAINSAW, WEEK

**WACKER, RAKES, SHOVELS,GASOLINE;
EXTRA LUMBER.**

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. 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.