
**39.40 Acres near
Chunilna Creek
north of Talkeetna**
File #K116

Land Size:	39.40 Acres
Price:	\$40,000
Area:	Mat-Su North Central
Legal Description:	ASLS #91-079; Talkeetna Recording District; Plat #97-5
Directions:	Located near NW shore of Chunilna Creek; approx 5 miles east of Chase and approx 11 miles NE of Talkeetna; see maps.
Access:	Snowmachine or ATV (no known trail to parcel).
Water Front:	None; close to Chunilna (Clear) Creek
View:	Mountain views
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Sloping to level
Trees:	Birch & Spruce
Surveyed:	Yes; corners were marked with aluminum capped monuments.
Taxes:	Approx \$138.66 yr
Terms:	Cash; or Owner will finance sale with a minimum of 25% 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.