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**20 Acres  
w/Airstrip on Flat  
Horn Lake**  
*File #K117*

<b>Land Size:</b>	20 Acres Total
<b>Price:</b>	\$70,000 for all
<b>Area:</b>	Mat-Su Remote SW (Flat Horn Lake)
<b>Legal Description:</b>	Lots 2-4 & 2-5 of USS #4614; Anchorage Recording District (no Plat Map).
<b>Directions:</b>	Located on eastern shore of Flat Horn Lake; approx 23 miles SW from Willow.
<b>Access:</b>	Float plane
<b>Waterfront:</b>	Approx 662' of frontage on Flat Horn Lake; no wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	Seller reports an old (built 1960), deteriorated frame cabin on Lot 2-4 deemed to have no value (approx 240 sf with wood stove). An airstrip traverses both lots; reported as being partially overgrown. Property sold as-is, where-is; Seller offers no warranties or guarantees as to the present condition of cabin or airstrip.
<b>Topography:</b>	Level to gently rolling, then sloping towards lake.
<b>Trees:</b>	Heavily wooded with birch, spruce & cottonwood.
<b>Surveyed:</b>	The NW & NE corners of Lot 2-4 were originally marked with brass capped monuments.
<b>Taxes:</b>	Approx \$507.28 yr for both lots.
<b>Terms:</b>	Cash
<b>Remarks:</b>	Lots must be sold together; no exceptions. Seller has commenced with probate; closing will be delayed until complete.

**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.