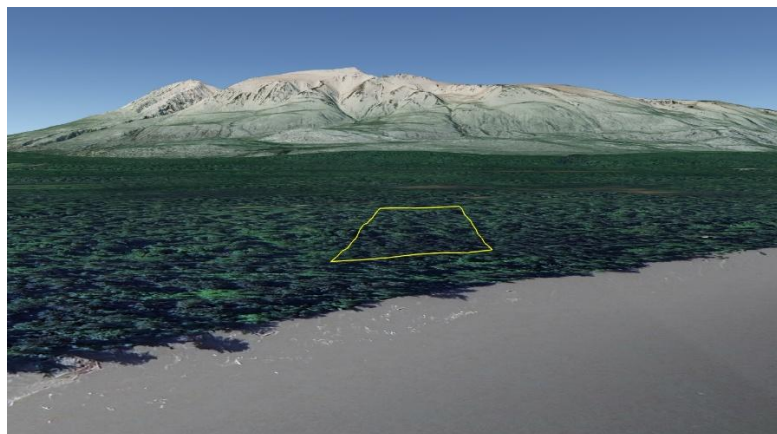


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## 4.99 Acres on Susitna River

***File #K120***



|                           |                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------|
| <b>Land Size:</b>         | 4.99 Acres                                                                                       |
| <b>Price:</b>             | \$24,900                                                                                         |
| <b>Area:</b>              | Mat-Su Remote SW (Flat Horn Lake area)                                                           |
| <b>Legal Description:</b> | Lot 24 Block 1 Dinglishna Hills Alaska; ASLS #80-133; Anchorage Recording District; Plat #81-281 |
| <b>Directions:</b>        | Located on west bank of Susitna River between Alexander Creek & Flat Horn Lake; see maps.        |
| <b>Access:</b>            | Float plane, boat or snowmachine.                                                                |
| <b>Waterfront:</b>        | A strip of State Land (approx. 560') lies between subject lot and Susitna River.                 |
| <b>Utilities:</b>         | None                                                                                             |
| <b>Covenants:</b>         | Yes; read the CC&R's (No restrictions noted).                                                    |
| <b>Buildings:</b>         | None                                                                                             |
| <b>Surveyed:</b>          | Yes; corners were originally marked with 5/8" x 36" rebar w/aluminum caps.                       |
| <b>Taxes:</b>             | Approx \$163.83 yr                                                                               |
| <b>Terms:</b>             | Cash                                                                                             |
| <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.