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**LARGE  
LAKEFRONT  
TRACT OFF  
YENTNA  
RIVER**  
***File#L121***

Land Size & Price:	18.88 ACRES \$29,500
Area:	YENTNA RIVER
Legal Description:	TRACT 11 YENTNA RRCS; AASLS #2003-12; TALKEETNA RECORDING DISTRICT; PLAT #2006-3
Directions:	LOCATED ON UNNAMED LAKE APPROX 1/4 MILE EAST OF YENTNA RIVER & APPROX 21 AIR MILES SW OF WILLOW; SEE MAPS.
Access:	FLOAT PLANE; BOAT; OR SNOW MOBILE
Water Front:	APPROX 940.24 FT OF FRONTAGE ON UNNAMED LAKE
View:	LAKE VIEWS
Utilities:	NONE
Covenants:	NONE
Buildings:	NONE
Topography:	ROLLING TO SLOPING
Trees:	HEAVILY WOODED WITH BIRCH & SPRUCE
Surveyed:	YES; CORNERS MARKED WITH ALUMINUM CAPPED MONUMENTS AS NOTED ON PLAT
Taxes:	APPROX \$113.97 YR
Terms:	CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT.

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.