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**3.68 Acre Tract off  
Kenai Spur  
Highway**  
*File #L128*

<b>Land Size:</b>	3.68 Acres
<b>Price:</b>	\$40,000
<b>Area:</b>	Kenai Peninsula Northwest
<b>Legal Description:</b>	Tract 2 Cahill Subdivision; Kenai Recording District; Plat #79-91
<b>Directions:</b>	5201 King Salmon Dive: From Soldotna, take Kenai Spur Highway approx 4.3 miles; rt on Silver Salmon Dr; lft on King Salmon Drive; take next hard left at wood fence (also King Salmon Drive); see Tract on right.
<b>Access:</b>	Privately maintained gravel road.
<b>Water Front:</b>	None
<b>Utilities:</b>	Electric to adjacent Tract 3 from King Salmon Drive; Gas adjacent on King Salmon Drive.
<b>Covenants:</b>	None; plat notes restrict uses to Residential, Recreational & Agricultural.
<b>Buildings:</b>	None.
<b>Topography:</b>	Level
<b>Trees:</b>	Birch & spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 30” rebar.
<b>Taxes:</b>	Approx \$304.42 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.
<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.