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**4.9 Acre Lot off  
McCarthy Road**  
*File #L130*

<b>Land Size:</b>	4.913 Acres
<b>Price:</b>	\$35,000
<b>Area:</b>	Eastern Interior (McCarthy)
<b>Legal Description:</b>	Lot 2 Block 5 Fireweed Mountain Subdivision; ASLS #81-29; Chitina Recording District; Plat #83-5
<b>Directions:</b>	Located off McCarthy Road approx 6 miles from McCarthy; see maps.
<b>Access:</b>	Seller reports overgrown trail access into subdivision from McCarthy Road; trails to cabins in the area.
<b>Waterfront:</b>	None
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (no restrictions noted).
<b>Buildings:</b>	None
<b>Topography:</b>	Level to gently rolling.
<b>Trees:</b>	Heavily wooded.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 36" rebar with 2" aluminum caps.
<b>Taxes:</b>	None
<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.**