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## 19.69 Acres with Private Lake near Disappointment Creek

**File #L136**



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|---------------------------|--|
| <b>Land Size:</b>         | 19.69 Acres  |
| <b>Price:</b>             | \$35,000   |
| <b>Area:</b>              | Talkeetna Remote (Disappointment Creek area)   |
| <b>Legal Description:</b> | Tract R Disappointment Creek RRCS; ASLS #2009-4; Plat #2012-11   |
| <b>Directions:</b>        | Located approx. 18 miles NE of Talkeetna and approx. 1 ¼ mile from nearest floatplane lake to the NW (Cache Lake). |
| <b>Access:</b>            | Float or Ski Plane to nearest floatplane lake, then approx. 1 hour hike or ski to subject parcel.                  |
| <b>Waterfront:</b>        | Large private lake comprises approx. ½ of parcel. No wetlands noted. Small flood hazard area at south end of lake. |
| <b>Utilities:</b>         | None   |
| <b>Covenants:</b>         | None; unrestricted   |
| <b>Buildings:</b>         | None   |
| <b>Surveyed:</b>          | Yes; the corners were originally marked with primary monuments as noted on plat.                                   |
| <b>Taxes:</b>             | Approx \$215.42 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.