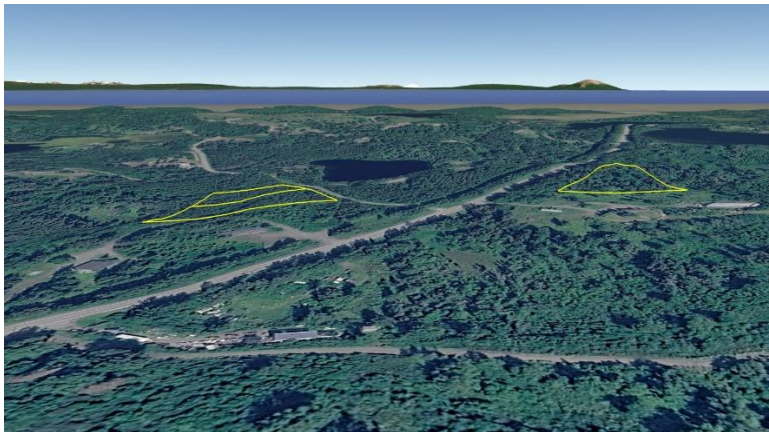


Building Lots in North Kenai

File #L140



Land Size & Price:	Lot 7 Block 2 = 1.22 Acres \$15,000 Lot 8 Block 2 = 2.17 Acres \$22,000 Tract 1 Blk 3 = 2.38 Acres \$20,000
Area:	Kenai Peninsula Northwest (North Kenai)
Legal Description:	Lots 7 & 8 Block 2 Lafleur's Lagniappe Sub Addn. No 1; Plat #79-86 and Tract 1 Block 3 Lafleur's Lagniappe Sub; Plat #76-56 Kenai Recording District
Directions:	From Soldotna take Kenai Spur Highway approx. 31.6 miles; lft on Wanda Drive; see lots 7 & 8 Blk 2 on left.
Access:	Kenai Spur Highway is paved; Wanda Drive is a maintained gravel road.
Waterfront:	None; no wetlands
Utilities:	Electric adjacent & overhead to Lots 7 & 8 Blk 2; Electric across highway from Tract 1 Block 3.
Covenants:	Yes; read the CC&R's for Lots 7 & 8 Block 2 (Residential or Recreational uses only; exteriors must be completed w/in 2 years from start of construction; mobile homes ok if skirted; no dog kennels or livestock; no resubs; no dog teams). Tract 1 Block 3 is unrestricted.
Buildings:	None
Surveyed:	Yes; the corners for Lots 7 & 8 Block 2 were originally marked with ½" x 24" steel rebar. Corners for Tract 1 Block 3 are not marked.
Taxes:	Approx \$123.38 yr for Lot 7 Block 2; Approx \$174.14 yr for Lot 8 Block 2; Approx \$154.00 yr for Tract 1 Blk 3
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment
Remarks:	

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.