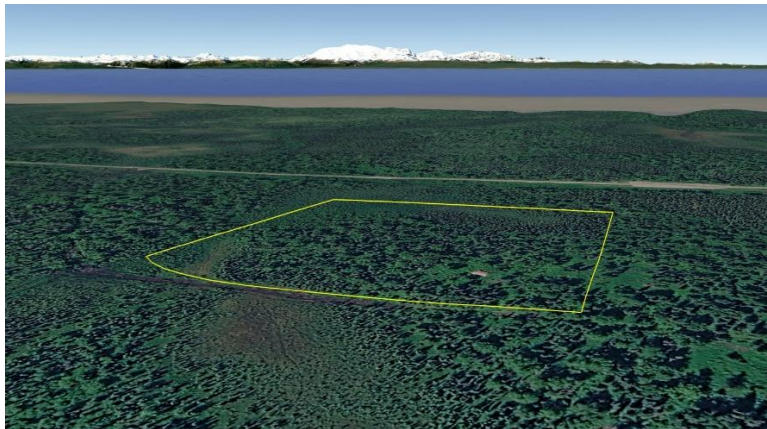

11.77 Acre Recreational Lot in North Kenai

File #L141



Land Size:	11.77 Acres
Price:	\$22,000
Area:	Kenai Peninsula Northwest (North Kenai)
Legal Description:	Gray Cliff Subdivision; Kenai Recording District; Plat #82-80
Directions:	From Soldotna take Kenai Spur Highway approx. 45.4 miles; rt on Purple Iris Way (unmarked trail); see lot on left.
Access:	Kenai Spur Highway is maintained gravel; trail access only to Lot 188.
Waterfront:	None; some marsh; no designated wetlands.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	400 sf unfinished (shell only) cabin built approx. 2016; 2x6 construction; T-111 siding; metal roof. Seller has not seen the structure in a decade and offers no warranties or guarantees as to its present condition. No pictures available.
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar w/caps.
Taxes:	Approx \$137.40 yr
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.