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**COPPER RIVER  
BAY**

***File#M283***

Land Size & Price: LOT 4 = 1.14 ACRES \$24,500  
LOT 5A = 2.74 ACRES \$31,500

Area: LAKE ILIAMNA

Legal Description: LOTS 4 & 5A OF USS #6311; ILIAMNA RECORDING DISTRICT; PLAT #84-3 (LT 4) & PLAT #84-5 (LT 5A)

Directions: LOCATED IN COPPER RIVER BAY ON LAKE ILIAMNA; SEE MAPS.

Access: FLOAT PLANE OR BOAT

Water Front: FRONTAGE ON COPPER RIVER BAY

View: BAY & MOUNTAIN VIEWS

Utilities: NONE

Covenants: NONE

Buildings: NONE

Surveyed: YES; CORNERS WERE ORIGINALLY MARKED WITH 5/8" REBAR

Taxes: NONE

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT

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. 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.