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**LAKE  
FRONTAGE  
BTWN  
KICHATNA  
RVR &  
JOHNSON CRK**

***File#M302***

Land Size & Price: 12.68 ACRES  
\$14,725

Area: KICHATNA RIVER

Legal Description: TRACT C OF ASLS #85-268; ANCHORAGE RECORDING DISTRICT; PLAT #92-66

Directions: LOCATED ON EASTERN SHORE OF UNNAMED LAKE BETWEEN KICHATNA RVR & JOHNSON CRK OFF YENTNA RIVER; APPROX 33 MILES NW FROM WILLOW; SEE MAPS.

Access: FLOAT PLANE OR SNOWMACHINE

Water Front: APPROX 546.28 FT OF FRONTAGE ON UNNAMED LAKE

View: LAKE & MOUNTAIN VIEWS

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: RIDGE ON LOT SLOPES DOWN TOWARD LAKE

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH 3 1/4" ALUM MONUMENTS AS NOTED ON PLAT

Taxes: APPROX \$165.36 YR

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

Remarks: MLS #19-1674

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.