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

File#M302

Land Size & Price:	12.68 ACRES \$15,500
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.