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**25.20 ACRES ON  
UNNAMED  
LAKE NEAR  
LAKE CREEK  
*File#M305***

Land Size & Price: 25.20 ACRES  
\$21,500

Area: LAKE CREEK

Legal Description: LOT 5 BLOCK 7 ALDER VIEW ADD #1; ASLS #81-207; TALKEETNA RECORDING DISTRICT; PLAT #83-10

Directions: LOCATED ON WESTERN SHORE OF UNNAMED LAKE NORTH OF BULCHITNA LAKE & WEST OF LAKE CREEK (APPROX 35 MILES NW OF WILLOW); SEE MAPS.

Access: FLOAT PLANE; SNOW MOBILE

Water Front: APPROX 900.48 FT OF FRONTAGE ON UNNAMED LAKE

View: LAKE & MOUNTAIN VIEWS

Utilities: NONE

Covenants: YES; READ THE CC&R'S (PLAT NOTES RESTRICT USES TO RESIDENTIAL OR RECREATIONAL).

Buildings: NONE

Topography: ROLLING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; CORNERS WERE ORIGINALLY MARKED WITH ALUMINUM CAPPED MONUMENTS AS NOTED ON PLAT.

Taxes: APPROX \$221.37 YR

Terms: CASH

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.