
**79.5 Acres on
Hewitt Lake**
File #M311

Land Size:	79.5 Acres
Price:	\$69,900
Area:	Skwentna
Legal Description:	Lot 10 Hewitt-Whiskey Lake; Anchorage Recording District; Plat #66-41
Directions:	Located on western shore of Hewitt lake, approx 48 air miles northwest from Willow; see maps.
Access:	Float plane or snowmobile.
Water Front:	Approx 387.2 ft of frontage on Hewitt Lake; wetlands noted.
View:	Lake & Mountain views
Utilities:	None
Covenants:	None
Buildings:	None
Topography:	Ridge at lakefront; level in back.
Trees:	Heavily wooded with Birch & Spruce.
Surveyed:	Yes; the front corners are marked with brass capped monuments and 3/4" pipe as noted on plat.
Taxes:	Approx \$551.40 year
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; 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.