
**Lake Frontage
near Talachulitna
River**

File #M312

Land Size:	17.17 Acres
Price:	\$24,000
Area:	Mat-Su Remote Southwest
Legal Description:	Tract R of Talachulitna W. RRCS; ASLS #2006-24; Anchorage Recording District; Plat #2008-124
Directions:	Located approx 1.5 miles west of Talachuitna River and approx 47 air miles west of Willow.
Access:	Float plane; snowmachine
Water Front:	Approx 467.24 ft of Lake Frontage
View:	Lake and Mountain views
Utilities:	None
Covenants:	None
Buildings:	None
Topography:	Level to Gently Rolling
Trees:	Sparsely Wooded.
Surveyed:	Yes; corners were marked as noted on plat with primary monuments.
Taxes:	Approx \$136.50 yr
Terms:	Cash; or Owner will finance sale with a minimum of 25% down payment.

Remarks:

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.