

---

**Lake Frontage  
near Talachulitna  
River**

***File #M312***

<b>Land Size:</b>	17.17 Acres
<b>Price:</b>	\$22,750
<b>Area:</b>	Mat-Su Remote Southwest
<b>Legal Description:</b>	Tract R of Talachulitna W. RRCS; ASLS #2006-24; Anchorage Recording District; Plat #2008-124
<b>Directions:</b>	Located approx 1.5 miles west of Talachuitna River and approx 47 air miles west of Willow.
<b>Access:</b>	Float plane; snowmachine
<b>Water Front:</b>	Approx 467.24 ft of Lake Frontage
<b>View:</b>	Lake and Mountain views
<b>Utilities:</b>	None
<b>Covenants:</b>	None
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Rolling
<b>Trees:</b>	Sparsely Wooded.
<b>Surveyed:</b>	Yes; corners were marked as noted on plat with primary monuments.
<b>Taxes:</b>	Approx \$136.50 yr
<b>Terms:</b>	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.