
**Frontage on
Sockeye Lake**
File #M313

Land Size:	4.51 Acres
Price:	\$15,000
Area:	Mat-Su North Central
Legal Description:	Tract I of ASLS #72-031; Talkeetna Recording District; Plat #77-74
Directions:	Located on southwest shore of Sockeye Lake; approx 11.5 miles NE of Talkeetna.
Access:	Float plane or snowmachine
Water Front:	Approx 398.43 ft of frontage on Sockeye Lake
View:	Lake and Mountain views
Utilities:	None
Covenants:	None; unrestricted
Buildings:	None
Topography:	Sloping to steep.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; the corners were originally marked with brass capped monuments.
Taxes:	Approx \$146.25 yr
Terms:	Cash
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.