

---

## Creekfront with views of Denali

*File #M319*

<b>Land Size:</b>	4.87 Acres
<b>Price:</b>	\$12,000
<b>Area:</b>	Mat-Su North Central (Swan Lake area)
<b>Legal Description:</b>	ASLS #78-082; Talkeetna Recording District; Plat #81-23
<b>Directions:</b>	Located on creek off western shore of Unnamed Lake; approx 1.5 miles west from approx mile 129 Parks Highway; see maps.
<b>Access:</b>	ATV or Snowmachine
<b>Waterfront:</b>	Approx 391.43' of creek frontage; wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Topography:</b>	Gently sloping.
<b>Trees:</b>	Birch & Spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with monuments as noted on plat.
<b>Taxes:</b>	Approx \$53.90 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<b>Remarks:</b>	

**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.