
4.09 Acre Lot on Lake Louise

File #M320

Land Size:	4.09
Price:	\$30,000
Area:	Mat-Su East (Lake Louise)
Legal Description:	Lot 48 of USS #3485; Talkeetna Recording District
Directions:	Located on Southeast shore of Lake Louise; see maps.
Access:	Boat, floatplane or snowmachine
Waterfront:	Approx 341.29' of frontage on Lake Louise; wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Gently sloping.
Trees:	Wooded with spruce, willow & alder.
Surveyed:	Yes; corners were originally marked with 2½" x 30" iron post buried 24" deep with brass capped monuments.
Taxes:	Approx \$268.57 yr
Terms:	Cash or New Financing
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.