
**Three Mile Creek
off Beluga
Highway near
Tyonek
*File #P141***

Land Size:	2.74 Acres
Price:	\$44,900 for all.
Area:	Kenai Peninsula Northwest
Legal Description:	Lot 2 Block 8 Three Mile Creek Subdivision; Anchorage recording district; Plat #72-7
Directions:	From Beluga, take Beluga Highway south; lft on Three Mile Creek Drive; see lot on right.
Access:	Maintained gravel road.
Water Front:	None; close to Three Mile Creek and Cook Inlet
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	Lot has been improved with a driveway and gravel pad. 14' Dome (collapsed); 45' Semi Trailer (without wheels); 2004 Chevy Blazer; Bldg Materials, Generator, Tools, etc. included in sales price (see Items Included in Sales Price).
Topography:	Level
Trees:	Birch & Spruce
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar with 1" aluminum caps.
Taxes:	Approx \$191.19 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.