

---

**Frontage on  
Canyon Lake**  
*File #P141*

<b>Land Size:</b>	1.23 Acres
<b>Price:</b>	\$12,000
<b>Area:</b>	Mat-Su Remote SW (Skwentna River Area)
<b>Legal Description:</b>	Tract A of ASLS #77-102; Anchorage Recording District; Plat #78-119
<b>Directions:</b>	Located on western shore of Canyon Lake off Skwentna River, approx 53 air miles NW of Willow; see maps.
<b>Access:</b>	Float plane or Snowmachine
<b>Waterfront:</b>	Approx 543.71 ft of frontage on Canyon Lake; no wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted
<b>Buildings:</b>	None
<b>Topography:</b>	Level to gently rolling to sloping
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 2.5" x 30" aluminum stakes with 3" aluminum caps.
<b>Taxes:</b>	Approx \$89.22 yr
<b>Terms:</b>	Cash
<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.