
**Lakefront Lot off
Oilwell Road**
File #R123

Land Size:	3.59 Acres
Price:	\$19,900
Area:	Mat-Su North Central
Legal Description:	Tract A of ASLS #78-120; Talkeetna Recording District; Plat #81-112
Directions:	Located on NE shore of unnamed lake approx ¾ miles west of mile 15 Oilwell Road; see maps.
Access:	Float plane; snowmachine; trek from Oilwell Road.
Water Front:	Approx 296.66 ft of frontage on Unnamed Lake
View:	Lake & Mountain views
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Gently sloping towards lake.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were marked with brass capped monuments as noted on plat.
Taxes:	Approx \$172.97 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.