
**159.58 Acres on
Delyndia (West
Butterfly) Lake**
File #R125

Land Size:	159.58 Acres
Price:	\$332,500
Area:	Mat-Su South Central (Willow Area)
Legal Description:	Lot 3 of USS #4638; Palmer Recording District
Directions:	Located on northern shore of Delyndia Lake (West Butterfly) Lake, just outside of Nancy Lake State Recreation Area; see maps.
Access:	Float plane or snowmachine. Or, winter ski trail from approx mile 63.8 of Parks Highway (see trail map).
Waterfront:	Approx 4,489 ft of frontage on Delyndia (West Butterfly) Lake.
Utilities:	Seller reports a drilled well on property; approx 135 ft deep. Outhouse.
Covenants:	None; unrestricted
Buildings:	432 sf Cabin on property built 1960; deteriorated with a collapsed roof. Seller places no value on this structure.
Topography:	Rolling to Hilly; wetlands noted.
Trees:	Heavily wooded with Birch, Spruce & Alder.
Surveyed:	Yes; the corners were originally marked with iron posts with brass caps.
Taxes:	Approx \$989.68 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.