
**Log Cabin between
Alexander Creek
& Susitna River**

File #S445

Land Size:	10.5 Acres
Price:	\$29,900
Area:	Susitna
Legal Description:	Lot 7-1 (Lots 7 & 8) Block 4 Dinglishna Hills Alaska; ASLS #80-133; Anchorage Recording District; Plat #81-281
Directions:	Located between Alexander Creek & Susitna River; approx 25 miles west of Big Lake.
Access:	Float plane, boat or snowmobile.
View:	Mountain Views
Utilities:	Wood Stove for heat; Private well (85 feet deep; no pump).
Covenants:	Yes; (No restrictions noted). Plat notes restrict uses to residential or recreational.
Buildings:	Seller reports a two-story (384 sf each floor; 16' x 24') three sided log cabin built 1988. Covered porch; metal roof; post on pad foundation. Sale includes cabin "as-is, where-is". Seller offers no warranties or guarantees as to its present condition. There are no pictures of cabin available at this time.
Topography:	Level to Gently Rolling.
Trees:	Heavily wooded with Birch & Spruce.
Surveyed:	Yes; corners are marked at bearing trees.
Taxes:	Approx \$296.82 year
Terms:	Cash
Remarks:	MLS #21-6482

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.