
**Two Lots with
Frontage on
Delyndia Lake
(West Butterfly
Lake)
*File #S451***

Land Size:	Lot 7 Block 3 = 3.7 Acres Lot 11 Block 3 = 4.61 Acres
Price:	\$38,000 each
Area:	Mat-Su South Central
Legal Description:	Lots 7 & 11 Block 3 Adams Unit #3; Palmer Recording District; Plat #2001-92
Directions:	Located on northern shore of Delyndia Lake (West Butterfly Lake) just outside of Nancy Lake State Recreation Area; see maps.
Access:	Float plane; snowmachine in winter.
Water Front:	Lot 7 has approx 225.87 ft of lake frontage; Lot 11 has approx 183.76 ft of lake frontage.
View:	Lake & mountain views.
Utilities:	None
Covenants:	None; unrestricted. (CC&R's expired Jan 2, 1999)
Buildings:	None
Topography:	Gently Rolling to Sloping
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were originally marked with 5/8 rebar w/cap.
Taxes:	Approx \$288.40 yr for Lot 7; Approx \$276.98 yr for Lot 11.
Terms:	Cash
Remarks:	Sale contingent on completion of probate.

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.