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**Frontage on Cook  
Inlet at Harriet  
Point**

***File #S452***

<b>Land Size:</b>	Approx. 5 Acres
<b>Price:</b>	\$75,000
<b>Area:</b>	Kenai Peninsula Northwest
<b>Legal Description:</b>	USS #4510; Anchorage Recording District
<b>Directions:</b>	Located on the northerly shore of Harriet Point on the west shore of Cook Inlet; see maps.
<b>Access:</b>	Boat or sea plane.
<b>Water Front:</b>	Frontage on Cook Inlet at Redoubt Bay
<b>View:</b>	Inlet and Mountain views; including Mt. Redoubt, Mt. Spur and Chigmit Mountain Range.
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	A very rustic, two story cabin exists on property which Seller places no value on . Property is being sold as-is where is; Seller offers no warranties or guarantees as to the condition, operation or existence of improvements, fixtures, or personal property.
<b>Topography:</b>	Hilly to steep on bank fronting Cook Inlet.
<b>Trees:</b>	Alder
<b>Surveyed:</b>	Yes; back corners of property were marked with brass capped iron posts.
<b>Taxes:</b>	Approx \$273.12 yr
<b>Terms:</b>	Cash; or owner will finance sale with a minimum of 25% down payment.
<b>Remarks:</b>	Sale includes all personal property on site.

**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.