
**9.8 Acres near
Otter Lake &
Yentna River**
File #S455

Land Size:	9.8 Acres
Price:	\$14,000
Area:	Mat-Su Remote Southwest
Legal Description:	Lot 11-1 (Lots 11 & 12) Block 18 Alder View; ASLS #80-137; Talkeetna Recording District; Plat #82-91
Directions:	Located between Otter Lake & Yentna River; see maps.
Access:	Boat or Snowmachine via Yentna River; fly in to Otter Lake.
Water Front:	None; located Otter Lake & Yentna River
View:	Mountain Views
Utilities:	None
Covenants:	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to residential or recreational.
Buildings:	None
Topography:	Level to Gently Rolling
Trees:	Heavily wooded with Birch & Spruce
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar with 2" aluminum caps.
Taxes:	Approx \$96.48 yr
Terms:	Cash; or Owner will finance sale with a minimum of 25% down payment.

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.