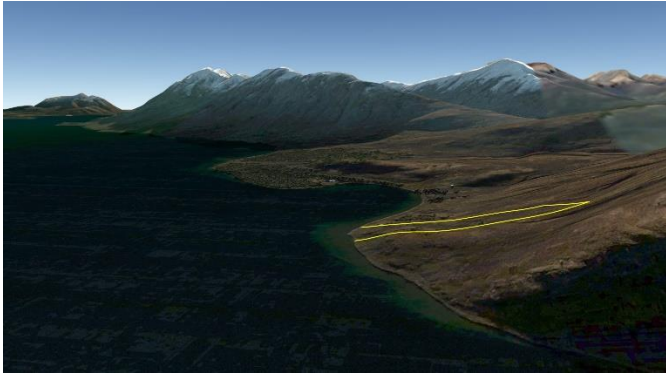


---

## Frontage on Snake Lake near Dillingham

**File #S470**



<b>Land Size:</b>	9.99 Acres
<b>Price:</b>	\$28,500
<b>Area:</b>	Southwestern Alaska (Nunavaugaluk Lake aka Snake Lake)
<b>Legal Description:</b>	Lot 3 Block 6 of ASLS #85-85; Bristol Bay Recording District; Plat #85-41
<b>Directions:</b>	Located on western shore of Snake Lake, approx. 24 miles NW of Dillingham; see maps.
<b>Access:</b>	Float plane; boat access via Snake River; or snowmachine in winter.
<b>Waterfront:</b>	Approx 382 ft of frontage on Snake Lake.
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Trees:</b>	Sparsely wooded; tundra.
<b>Surveyed:</b>	Yes; the corners were originally marked with primary (back SW corner) and secondary monuments.
<b>Taxes:</b>	None
<b>Terms:</b>	Cash or New Financing
<b>Remarks:</b>	

**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.