
**39.46 Acres on
Lake near
Kichatna River**
File #T075

Land Size:	39.46 Acres
Price:	\$35,000
Area:	Mat-Su Remote Southwest
Legal Description:	ASLS #92-033; Anchorage Recording District; Plat #93-26
Directions:	Located on the southwest shore of lake near Kichatna River; see maps.
Access:	Float Plane or Snowmachine
Water Front:	Approx 1,357.87 ft of Lake Frontage
View:	Lake & Mountain Views
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Ridge at middle of parcel; then sloping to lake and to back of property.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were originally marked with 3 1/4" aluminum capped monuments.
Taxes:	Approx \$307.07 yr
Terms:	Cash
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.