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

<b>Land Size:</b>	39.46 Acres
<b>Price:</b>	\$37,000
<b>Area:</b>	Mat-Su Remote Southwest
<b>Legal Description:</b>	ASLS #92-033; Anchorage Recording District; Plat #93-26
<b>Directions:</b>	Located on the southwest shore of lake near Kichatna River; see maps.
<b>Access:</b>	Float Plane or Snowmachine
<b>Water Front:</b>	Approx 1,357.87 ft of Lake Frontage
<b>View:</b>	Lake & Mountain Views
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Topography:</b>	Ridge at middle of parcel; then sloping to lake and to back of property.
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with 3 1/4" aluminum capped monuments.
<b>Taxes:</b>	Approx \$307.07 yr
<b>Terms:</b>	Cash
<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.