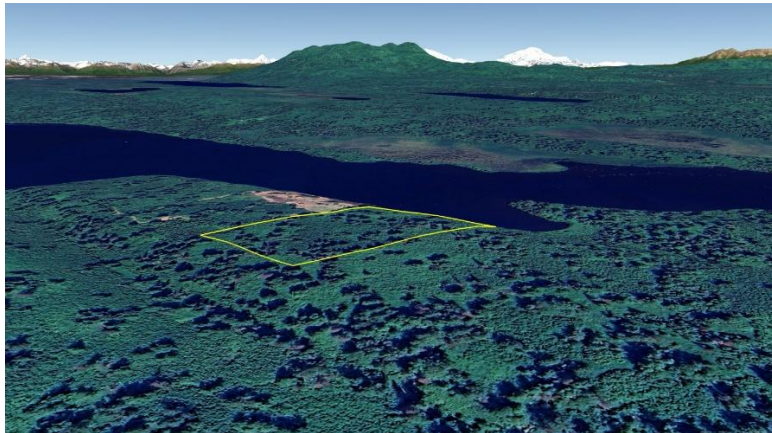

4.5 Acres overlooking Onestone Lake

File #T078



Land Size:	4.5 Acres
Price:	\$13,500
Area:	Mat-Su Remote SW (Onestone Lake)
Legal Description:	Lot 6 Block 11 Shell Hills; ASLS #80-177; Anchorage Recording District; Plat #82-41
Directions:	Located off SW shore of Onestone Lake; approx. 50 air miles NW of Willow; see maps.
Access:	Float plane; snowmachine.
Waterfront:	A strip of state land separates lot from Onestone Lake. No wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Surveyed:	Yes; the corners were originally marked with aluminum capped monuments.
Taxes:	Approx \$81.47 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% 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.