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**LARGE LOT  
NEAR  
ANDERSON  
CREEK &  
YENSUS LAKE**

***File#W183***

Land Size & Price: 27.63 ACRES  
\$17,900

Area: YENSUS LAKE

Legal Description: LOT 18 BLOCK 3 TRAIL RIDGE; ASLS #81-177; ANCHORAGE RECORDING DISTRICT; PLAT #82-51

Directions: LOCATED NEAR ANDERSON CREEK & YENSUS LAKE OFF THE SUSITNA RIVER; SEE MAPS.

Access: FLY IN TO YENSUS LAKE & HIKE IN; OR SNOWMACHINE IN WINTER

View: VIEWS OF ALEXANDER CREEK, YENSUS LAKE & DENALI

Utilities: NONE

Covenants: YES; READ THE CC&R'S (NO RESTRICTIONS NOTED). PLAT NOTES RESTRICT USES TO RESIDENTIAL OR RECREATIONAL.

Buildings: NONE

Topography: HILLY

Trees: NICELY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; CORNERS WERE ORIGINALLY MARKED WITH PRIMARY OR SECONDARY MONUMENTS AS NOTED ON PLAT

Taxes: APPROX \$209.99 YR

Terms: CASH; OR OWNER FINANCING WITH A MINIMUM OF 25% DOWN PAYMENT.

Remarks: MLS #18-6289

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. 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.