
**Iliamna Lake
Frontage in Pedro
Bay**
File #W194

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|---------------------------|---|
| Land Size: | 5.6 Acres |
| Price: | \$25,000 |
| Area: | Pedro Bay at Lake Iliamna |
| Legal Description: | Lot 3 Tantamount Bay; Iliamna Recording District; Plat #87-7 |
| Directions: | Located on “Barney’s Bay” at Iliamna Lake; approx 3 miles west from the village of Pedro Bay. |
| Access: | Boat from Pedro Bay |
| Water Front: | Approx 211.83 ft of Bay Frontage |
| View: | Bay & Mountain Views |
| Utilities: | None |
| Covenants: | None |
| Buildings: | None |
| Topography: | Sloping at base then Steep towards back of lot. |
| Trees: | Heavily wooded. |
| Surveyed: | Yes; corners were originally marked with 1/2” rebar with 1.5” aluminum caps. |
| Taxes: | None |
| 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.