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**Wadell Lake**  
**Frontage**  
*File #W195*

<b>Land Size:</b>	1.13 Acres
<b>Price:</b>	\$10,000
<b>Area:</b>	Kenai Peninsula Northwest; West side of Cook Inlet
<b>Legal Description:</b>	Tract A of ASLS #86-20; Anchorage Recording District; Plat #87-85
<b>Directions:</b>	Located on Wadell Lake near Harriet Creek and Redoubt Bay on west side of Cook Inlet; see maps.
<b>Access:</b>	Boat
<b>Water Front:</b>	Approx 280.9 ft of frontage on Wadell Lake
<b>View:</b>	Lake Views
<b>Utilities:</b>	None
<b>Covenants:</b>	None
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Rolling
<b>Trees:</b>	Sparsely Wooded.
<b>Surveyed:</b>	Yes; corners were marked as noted on plat with primary monuments.
<b>Taxes:</b>	Approx \$16.49 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.**