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**Keyes Point Lot on  
Portage Bay**  
*File #W200*

<b>Land Size:</b>	4.25 Acres
<b>Price:</b>	\$21,500
<b>Area:</b>	Southwestern Alaska (Lake Clark)
<b>Legal Description:</b>	Lot 5 Block 13 Keyes Point Subdivision; Iliamna Recording District; Plat #84-2
<b>Directions:</b>	Located on the northwest shore of Keyes Point on Portage Bay; see maps.
<b>Access:</b>	Float or wheel plane (3700 ft maintained private runway); roads within the subdivision are maintained by the Homeowners Assoc.
<b>Waterfront:</b>	Approx 255.81 ft of frontage on Portage Bay; no wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (Single family residential or recreational uses only; no re-subs; temporary structures allowed during 18 month construction period only; generators must be equipped with mufflers; animals shall not be kept, bred or maintained for commercial purposes).
<b>Buildings:</b>	None; read the Design Guidelines for Property Owners.
<b>Topography:</b>	Gently sloping.
<b>Trees:</b>	Sparsely wooded with Spruce & Alder.
<b>Surveyed:</b>	Yes; the corners were originally marked with 5/8" x 30" rebar with 2" diam. Aluminum caps.
<b>Taxes:</b>	None; Homeowner dues are currently \$395 per year.
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<b>Remarks:</b>	Lake Clark is one of the most important spawning grounds for the world's largest run of sockeye salmon (red salmon) in North America. The Lake Clark area features an abundance of fishing opportunities. Most mountain lakes and streams nestled among the jagged spires of the Alaska Range contain a combination of Arctic Char, Burbot, Arctic Grayling, Dolly Varden, Lake Trout, Rainbow Trout,

Northern Pike, and all five species of pacific salmon (King Salmon, Silver Salmon, Red Salmon, Pink Salmon and Dog Salmon). Most area lakes and streams are easily accessible via day trip outings from Keyes Point at Lake Clark.

**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.