

---

**80 Acres with  
Cabin & Airstrip  
near Lake Creek**  
*File #W201*

<b>Land Size:</b>	80 Acres Total
<b>Price:</b>	\$75,900 for all.
<b>Area:</b>	Mat-Su Remote SW (Shulin Lake area)
<b>Legal Description:</b>	Tracts A & B of ASLS #88-070; Talkeetna Recording District; Plat #89-29
<b>Directions:</b>	Located between Lake Creek and Kahiltna River; approx 4 miles southwest of Shulin Lake; see maps.
<b>Access:</b>	Snowmachine in winter. Airstrip on Tract A; slightly overgrown as reported by Seller.
<b>Waterfront:</b>	None; south of large pond. No wetlands noted.
<b>Utilities:</b>	None; propane stove in cabin.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	Seller reports a 12'x16' dry cabin made of rough-cut 2x4's and a metal roof. Seller has not seen the cabin in many years and offers no warranties or guarantees as to its present condition. No cabin pictures exist.
<b>Topography:</b>	Gently rolling.
<b>Trees:</b>	Heavily wooded
<b>Surveyed:</b>	Yes; the corners were originally marked with 2.5" aluminum caps set on 2 3/8" x 30" pipe.
<b>Taxes:</b>	Approx \$134.87 yr for each Tract
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<b>Remarks:</b>	Tracts must be sold together; no exceptions.

**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.