
**80 Acres near
Lake Creek**
File #W201

Land Size:	80 Acres Total
Price:	\$61,750 for all.
Area:	Mat-Su Remote SW (Shulin Lake area)
Legal Description:	Tracts A & B of ASLS #88-070; Talkeetna Recording District; Plat #89-29
Directions:	Located between Lake Creek and Kahiltna River; approx 4 miles southwest of Shulin Lake; see maps.
Access:	Snowmachine in winter.
Waterfront:	None; south of large pond. No wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	Seller reports an old cabin on property; seller places no value on this cabin, nor are there any pictures available.
Topography:	Gently rolling.
Trees:	Heavily wooded
Surveyed:	Yes; the corners were originally marked with 2.5" aluminum caps set on 2 3/8" x 30" pipe.
Taxes:	Approx \$134.87 yr for each Tract
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
Remarks:	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.