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**5 Acres with Cabin  
on Trapper Lake**

***File #W202***

<b>Land Size:</b>	5 Acres
<b>Price:</b>	\$30,000
<b>Area:</b>	Mat-Su North Central (Trapper Lake area)
<b>Legal Description:</b>	Lot 1 of USS #4784; Talkeetna Recording District
<b>Directions:</b>	Located on western shore of Trapper Lake; see maps.
<b>Access:</b>	Floatplane; snowmachine in winter.
<b>Waterfront:</b>	Frontage on Trapper Lake; wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	Seller reports an old cabin on property; condition unknown. Seller places no value on this improvement and offers no warranties or guaranties as to its present condition. No pictures available.
<b>Topography:</b>	Gently rolling.
<b>Trees:</b>	Heavily wooded with spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked brass capped monuments.
<b>Taxes:</b>	Approx \$222 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<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.