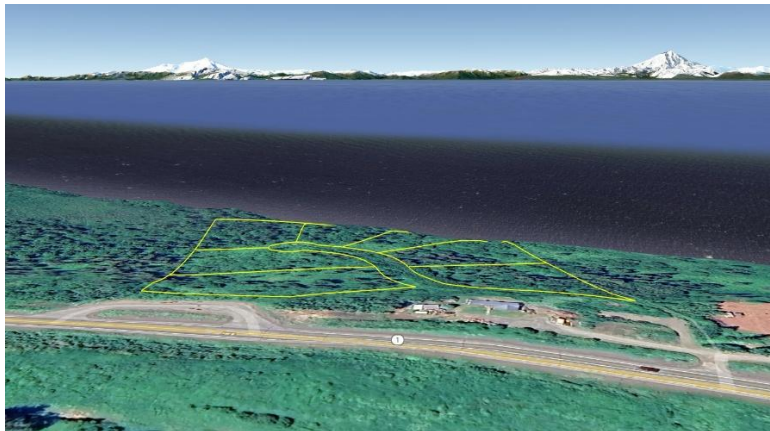

Lots with Inlet Views between Clam Gulch & Ninilchik

File #Y017



- Land Size:** Lot 1 = 1.22 Acres
Lot 2 = 1.50 Acres
Lot 3 = 1.71 Acres
Lot 4 = 1.51 Acres
Lot 5 = 1.46 Acres
Lot 6 = 1.55 Acres
Lot 7 = 1.84 Acres
- Price:** \$37,500 each
- Area:** Kenai Peninsula South (between Clam Gulch & Ninilchik)
- Legal Description:** Lots 1 thru 7 Mead Subdivision; Homer Recording District; Plat #2007-140
- Directions:** From Clam Gulch take Sterling Highway south to approx. mile 124.9; rt on Mead Court (not marked).
- Access:** Trail access on Mead Court.
- Waterfront:** None; overlooks Cook Inlet. No wetlands noted.
- Utilities:** Electric in area (Sterling Highway at Mead Court).
- Covenants:** None; unrestricted.
- Buildings:** None
- Surveyed:** Yes; some lot corners and road curvatures were marked with 5/8" x 24" rebar w/plastic caps as noted on plat.
- Taxes:** Approx \$80.10 to \$149.76 yr per lot.
- Terms:** Cash; or Owner will finance sale with a minimum of 30% down payment.
- Remarks:**

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.