
**Cabin with Loft
near Ninemile
Creek**

File#G121

Land Size:	5 Acres
Price:	\$42,500
Area:	Petersville Road
Legal Description:	Lot 26 Block 3 Ninemile Creek; ASLS #80-151; Talkeetna Recording District; Plat #82-10
Directions:	From approx. mile 114.5 of Parks Highway, take Petersville Road approx. 3.5 miles; take left into gravel parking lot; take trail (Homestead Road) approx. 1.1 miles by foot, atv or snowmachine to Cabin on left (not visible from trail; trailhead to Cabin is marked by reflective fiberglass poles).
Access:	Trail access from end of Homestead Road
Utilities:	Woodstove for heat; Outhouse.
Covenants:	Yes, read the CC&R's (No restrictions noted). Plat Notes restrict uses to Residential or Recreational.
Buildings:	312 sf (192 sf 1 st Flr; 120 sf Sleeping Loft) Frame Cabin built 2008; 2x6 construction; treated piling for foundation; metal siding; unfinished (tarpapered) gables; composite shingled roofing; covered porch & small deck. Outbuildings include wood storage & 12' x 14' storage shed built 2016.
Topography:	Gently rolling.
Trees:	Birch & Spruce
Surveyed:	Yes; the corners were originally marked with 5/8" x 36" Rebar with 1.5" aluminum caps.
Taxes:	Approx. \$359.74 yr
Terms:	Cash; or Owner will finance sale with a minimum of 25% down payment.

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.