
**Lots with Frontage
on Knik Arm**
File#A140

Land Size & Price:	Lot 1 = 2.39 Acres \$40,000 Lot 2 = 2.91 Acres \$45,000 Lot 3 = 3.58 Acres \$50,000 Lot 5 & Tract B = 42.54 Acres \$105,000 for both Lot 6 & Tract A = 42.83 Acres \$105,000 for both Lot 8 = 4.71 Acres \$55,000 Lot 9 = 4.55 Acres \$50,000 Lot 13 = 5.21 Acres \$60,000 Lot 14 = 5.52 Acres \$60,000
Area:	Point Mackenzie
Legal Description:	Panoramic View Estates; Palmer Recording District; Plat #66-34
Directions:	From approx mile 12.5 Pt. Mackenzie Road take Alsop Road approx 2.5 miles; right on unmaintained section line trail approx 1.5 miles to Tract B.
Access:	There appears to be trail access coming from Alsop Road (to the north) along Section Line to parcels (buyer to verify this as legal access). There is also a winter trail from Lost Lake to and thru Tract A (buyer to verify this as legal access); approx 2.5 miles.
Water Front:	Lots 1, 2, 3, 5, 6, 8, 9, 13 & 14 have frontage on Knik Arm
View:	Views of Knik Arm and Mountains
Utilities:	None
Covenants:	None
Buildings:	None
Topography:	Level to Gently Rolling
Trees:	Birch & Spruce
Surveyed:	The SW corner of Tract A marked with a BLM brass capped monument.
Terms:	Cash; or Owner will finance sale with a minimum of 25% down payment.
Remarks:	Lot 6 & Tract A and Lot 5 & Tract B 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.