
**59.97 Acres with
Frontage on Little
Willow Creek**

File #A143

| | |
|---------------------------|--|
| Land Size: | 59.97 |
| Price: | \$80,000 for all |
| Area: | Mat-Su South Central |
| Legal Description: | Parcels B1 & B2 of Section 19 T20N R04W; Palmer Recording District |
| Directions: | Located on northern shore of Little Willow Creek off approx Mile 74.6 Parks Highway; see maps. |
| Access: | Little Willow Creek; or undeveloped 50' right of way easement off approx Mile 75.2 Parks Highway (opposite Speedway Road). |
| Water Front: | Frontage on Little Willow Creek; Parcel B2 partially lies within a 100 year Flood Zone. |
| View: | Creek and Mountain views. |
| Utilities: | None |
| Covenants: | None; unrestricted. |
| Buildings: | None |
| Topography: | Level |
| Trees: | Birch & Spruce |
| Surveyed: | No; see approx GPS coordinates. |
| Taxes: | Approx \$640.73 yr for all. |
| Terms: | Cash; or Owner will finance sale with a minimum of 25% down payment. |
| Remarks: | Parcels 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.