
**Unrestricted Lot
off Mile 90.8 Parks
Highway**
File #A145

Land Size:	.92 Acre
Price:	\$17,500
Area:	Mat-Su North Central (Caswell area)
Legal Description:	Lot 3 Block 1 Sheep Creek Acres; Palmer Recording District; Plat #85-2
Directions:	47595 S. Hawk Ave: from Wasilla, take Parks Hwy north to approx mile 90.8; lft on Yancey Drive; rt on Merlin Drive (not marked); rt on Hawk Ave; see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; close to Susitna River and Sheep Creek Slough. No wetlands noted.
Utilities:	Electric adjacent on Hawk Ave.
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level
Trees:	Fallen timbers. Entire lot was heavily affected by the McKinley Fire of 2019.
Surveyed:	Yes; the corners were originally marked with 5/8" x 30" rebar
Taxes:	Approx \$247.58 yr
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.