
**9.02 Acres near
Sister Lake off
Oilwell Road**
File #A146

Land Size:	9.02 Acres
Price:	\$39,900
Area:	Mat-Su North Central (Oilwell Road)
Legal Description:	Lot 3-1 (Lots 3 & 4) Block 7 Amber Lakes North; ASLS #80-152; Talkeetna Recording District; Plat #82-77
Directions:	Petersville road to approx mile 6.9; then south on Oilwell Road approx 9.7 miles; lft on Sister Road (not marked; see green and white sign "Private Drive Residents Only"); lft on Lead Dog Way (not marked); go approx 7/10 mile & see lot on left.
Access:	Oilwell road is maintained year round to mile 6. Sister Road and Lead Dog Way are unmaintained.
Waterfront:	None; wetlands noted.
Utilities:	None
Covenants:	Yes; read the CC&R's (no restrictions noted).
Buildings:	Old shed and outhouse on lot. Camper truck w/blue tarp and another camper shell remain on lot. These will not be removed by seller; sold as-is, where-is. There is an overgrown circular driveway on lot.
Topography:	Gently rolling
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were originally marked with 1.5" aluminum caps on 5/8" x 3/6" rebar.
Taxes:	Approx \$140.45 yr
Terms:	Cash
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.