
**LARGE TRACT
NEAR GATE
CREEK OFF
PETERSVILLE
ROAD**

File#B246

Land Size & Price: 38.26 ACRES
\$50,000

Area: PETERSVILLE ROAD

Legal Description: ASLS #83-027; TALKEETNA RECORDING DISTRICT; PLAT #85-21

Directions: 1891 W. PETERSVILLE ROAD: FROM APPROX MILE 114.8 OF PARKS HIGHWAY, TAKE PETERSVILLE ROAD WEST TO APPROX MILE 9.5; SEE TRACT ON RIGHT (APPROX 600' NORTH OF PETERSVILLE ROAD).

Access: FOOT ACCESS FROM PETERSVILLE ROAD

Water Front: APPROX 280' FROM GATE CREEK AT SW CORNER OF TRACT.

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: LEVEL TO GENTLY ROLLING

Trees: BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE MARKED WITH ALUMINUM CAPPED MONUMENTS

Taxes: APPROX \$437.48 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. 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.