

---

**Unrestricted Lot  
near Trapper  
Creek**

***File #B248***

<b>Land Size:</b>	2.06 Acres
<b>Price:</b>	\$11,000
<b>Area:</b>	Trapper Creek
<b>Legal Description:</b>	Lot 1 Block F Trapper Creek Trails Unit #1; Talkeetna Recording District; Plat #73-3T
<b>Directions:</b>	From approx mile 114.8 of Parks Highway, take right on Susitna River Road; rt on Bradley Road; take 1 <sup>st</sup> left on Wolf Trail (not marked); see lot on right.
<b>Access:</b>	Dirt road/trail from Bradley Road.
<b>Utilities:</b>	Electric in area (to lot Lot 1 Block E)
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Rolling.
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar.
<b>Taxes:</b>	Approx \$128.03 year
<b>Terms:</b>	Cash
<b>Remarks:</b>	

**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.**