
**Building Lots off
Kenai Spur
Highway**
File #B253

Land Size & Price:	Lt 1 Blk 1 = 1.24 Acres (SOLD) Lt 3 Blk 1 = .97 Acre (SOLD) Lt 4 Blk 1 = .97 Acre \$30,000 Lt 1 Blk 2 = 1.01 Acres (SOLD) Lt 2 Blk 2 = 1.00 Acre \$30,000 Lt 3 Blk 2 = 1.04 Acres \$30,000 Lt 4 Blk 2 = 1.11 Acres \$30,000
Area:	Kenai Peninsula Northwest (Ridgeway area)
Legal Description:	Strawberry Acres Subdivision Addn No 2; Kenai Recording District; Plat #87-42
Directions:	From approx mile 4.8 of Kenai Spur Highway, go east on Strawberry Road; lft on N. Strawberry Rd (not marked); rt on Carver Drive; lft on Frogberry St; lft on Teaberry Ave. (not marked; directly across street from 39980 Ravenwood); drive between fenced raspberry bushes and continue straight; see lots on right.
Access:	Privately maintained gravel road.
Waterfront:	None; near Carol Lake. No wetlands noted.
Utilities:	Underground electric to Lots 1 & 3 Block 1; Overhead electric near Teaberry Ave; see electric map. Gas to all lots with the exception of Lot 3 Block 1.
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level to Rolling to Sloping
Trees:	Heavily wooded with Birch & Spruce
Surveyed:	Yes; the corners were originally marked with 5/8" rebar with plastic caps.
Taxes:	Taxes range from \$97.66 to \$131.71 yr for each lot.
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.