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**50 Acres  
w/Driveway, Two  
Wells & Large  
Gravel Pad  
*File #B256***

<b>Land Size:</b>	50 Acres Total
<b>Price:</b>	\$285,000 for all.
<b>Area:</b>	Mat-Su South Central (Pt. Mackenzie Area)
<b>Legal Description:</b>	Parcels D2 & D7 of Section 30 T16N R03W; Palmer Recording District
<b>Directions:</b>	17251 Angel Haven Circle: From Wasilla take Knik Goose Bay Road approx 17 miles; rt on Pt. Mackenzie Road; go approx 3.4 miles and take rt on Goose Creek Rd (not marked); just past Bluebell Ave. on left, take rt on Cypra Road (not marked). Southern border of Parcel D2 can be accessed from end of Halbert St. via Fifth Ave (not marked); see maps.
<b>Access:</b>	Cypra Road is currently privately maintained by owner of Parcel D8.
<b>Waterfront:</b>	None; per MSB, some wetlands noted along eastern border of Parcel B2.
<b>Utilities:</b>	Electric runs along southern border of Parcel D2. DEC approved 201' capped well on Parcel D7. A second well on Parcel D7 is equipped with a pump; depth unknown.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	Improved with a driveway (partially overgrown), large gravel pad, and an installed foundation for a 2,650 sf ranch home w/garage (slightly overgrown with alders) on Parcel D7.
<b>Topography:</b>	Rolling with a ridge on Parcel D2.
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	No
<b>Taxes:</b>	Approx \$1,676.40 yr for all.
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.
<b>Remarks:</b>	Parcels must be sold together; no exceptions.

**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.**