
Unrestricted Lot off Mile 91 Parks Highway

File #B257

Land Size:	.96 Acre
Price:	\$16,000
Area:	Mat-Su North Central
Legal Description:	Lot 3 Block 8 Chandalar Subdivision; Palmer Recording District; Plat #75-39
Directions:	47672 S. Ewe Drive: from Wasilla, Parks Highway north to approx mile 90.8; lft on Yancey Drive; lft on Ewe Drive; see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	Electric adjacent across Ewe Drive.
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level
Trees:	Fallen timber; entire lot was significantly affected by the McKinley Fire of 2019.
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar with brass caps.
Taxes:	Approx \$165.66 yr
Terms:	Cash or Owner will finance sale with a minimum of 30% down payment.
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.