
**Hilltop Lot with
Frontage on
Susitna River**
File #B259

Land Size:	1.69 Acres
Price:	\$66,500
Area:	Mat-Su North Central
Legal Description:	Lot 19 Block 2 Falcon's Ridge; Palmer Recording District; Plat #2006-19
Directions:	47138 S. Merlin Drive: from Wasilla take Parks Hwy north to approx mile 91; lft on Falcon Drive; lft on Hawk Ave (Yancey Dr); rt on Merlin Drive (Kid Dr); see lot on right.
Access:	Maintained gravel road.
Water Front:	Frontage on Susitna River
View:	Seasonal hilltop views of Denali & Susitna River
Utilities:	Electric to lot.
Covenants:	Yes; read the CC&R's (Single family residential uses only; no temporary structures; no animals shall be kept, bred or maintained on any lot for commercial purposes; no more than 2 dogs or cats per lot; poultry and livestock prohibited; no Pit Bulls; no resubs resulting in smaller lot sizes). Homeowner dues are currently \$250 yr.
Buildings:	None; a short driveway has been stubbed into lot.
Topography:	Level at top; then steep.
Trees:	Heavily wooded with Birch & Spruce.
Surveyed:	Yes; the corners were originally marked with 5/8" x 30" rebar with yellow plastic caps.
Taxes:	Approx \$1,008.87 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
Remarks:	Subdivision is gated at Falcon Drive & Hawk Ave; contact office to view.

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.