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## 9.55 Unrestricted Acres off North Fork Road

**File #B263**



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| <b>Land Size:</b>         | 9.55 Acres   |
| <b>Price:</b>             | \$15,000   |
| <b>Area:</b>              | Kenai Peninsula South (Anchor Point)   |
| <b>Legal Description:</b> | Tract 43 North Fork Acres Sub. No 3; Homer Recording District; Plat #74-486  |
| <b>Directions:</b>        | From Anchor Point take North Fork Road approx. 8.6 miles; rt on Epic Road; rt on Handcart Road; go to end then take unmaintained trail approx. 4/10 mile to Tract. |
| <b>Access:</b>            | Unmaintained trail access.   |
| <b>Waterfront:</b>        | None; wetlands noted at SW corner of tract.  |
| <b>Utilities:</b>         | None.  |
| <b>Covenants:</b>         | None; unrestricted.  |
| <b>Buildings:</b>         | None   |
| <b>Surveyed:</b>          | No; paper platted only.  |
| <b>Taxes:</b>             | Approx \$152 yr  |
| <b>Terms:</b>             | Cash; or New Financing.  |
| <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.