
**1.08 Acre
Residential Lot in
Meadow Lakes
Area**
File #C245

Land Size:	1.08 Acres
Price:	\$28,000
Area:	Mat-Su South Central
Legal Description:	Lot 2 Block 1 Polka Dot Acres #1; Palmer Recording District; Plat #72-4
Directions:	1840 S. Elizabeth Drive: From Wasilla north on Parks Hwy to approx mile 51.1; left on Elizabeth Drive; see lot on right.
Access:	Maintained gravel road.
Water Front:	None
Utilities:	Electric in area (NE corner of Lot 1); Gas in area (approx 420 lineal feet away).
Covenants:	Yes; read the CC&R's (Single Family residential uses only; 600 sf bldg size min; no resubs; temporary structures allowed during 2 year construction period only; no more than 1 sled type dog per lot).
Buildings:	Lot has been partially cleared. Dilapidated structure on property; Seller places no value on this structure, nor offers any warranties or guarantees as to its habitability.
Topography:	Level to Rolling
Trees:	Birch & Spruce (mostly cleared).
Surveyed:	Yes; corners were marked with 5/8" x 30" rebar.
Taxes:	Approx \$321.08 yr
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.