
**Lot with
Community Septic
& Access to
Private Airstrip**

File #C250

Land Size:	1.22 Acres
Price:	\$48,500
Area:	Kenai Peninsula South (Anchor Point)
Legal Description:	Lot 26 Anchor River Air Park Subdivision Unit 2; Homer Recording District; Plat #94-47
Directions:	72716 Grumman Ave: Sterling Highway south to approx mile 156.5; lft on Ester Ave; rt on Granross Street; rt on Grumman Ave; see lot on left.
Access:	Maintained gravel road. Access to a 2,500' private airstrip within the subdivision.
Waterfront:	None; no wetlands noted.
Utilities:	Underground electric adjacent on Grumman Ave; Gas adjacent on opposite side of Grumman Ave; lot is served by a Community Septic System.
Covenants:	Yes; read the CC&R's (no restrictions noted). \$325 yr HOA (ARAOA: Anchor River Airpark Owners Association) fees.
Buildings:	None
Topography:	Level
Trees:	Spruce
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar with stamped aluminum caps.
Taxes:	Approx \$222.92 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.