
10 Acres with Rustic Cabin off Montana Creek Road

File #C251

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| Land Size: | 10 Acres |
| Price: | \$54,900 |
| Area: | Mat-Su North Central (Montana Creek area) |
| Legal Description: | Lot 3 Block 4 Back Country Estates; Talkeetna Recording District; Plat #88-37 |
| Directions: | Parks Highway north to approx. 96.5; rt on Montana Creek Drive; follow maps (most roads are unmarked). |
| Access: | State maintained gravel road ends at Future and Tom Price Roads; then dirt/gravel road approx. another 6 miles into lot. Summer vehicle access only; snowmachine, ski or foot last 6 miles in winter. |
| Waterfront: | None; no wetlands noted. |
| Utilities: | None. Outhouse. Wood stove for heat. Gas burner for cooking. |
| Covenants: | Yes; read the CC&R's (Residential or recreational uses only; 300 sf bldg. size min; exteriors must be completed within 6 mo's after start of construction; mobile homes, travel trailers & campers limited to a 9 month stay; no animals may be kept, bred or maintained for commercial purposes; no more than 2 dogs allowed per lot.) |
| Buildings: | 320 sf (16'x20') dry wood cabin with sleeping loft built 1992; 2x4 frame construction on treated posts. Insulated, but no interior dry wall on ceiling or walls. Metal roof. Porch shown in pictures has been removed; steps into cabin remain. (No interior pictures available at this time). Cabin is offered as-is, where-is. Seller offers no warranties or guarantees as to its present condition. |
| Topography: | Gently sloping |
| Trees: | Birch & Spruce |
| Surveyed: | Yes; corners were originally marked with 5/8" x 30" rebar with 1.5" aluminum caps. |
| Taxes: | Approx \$438.54 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.