
8.55 Unrestricted Acres off Funny River Road

File #C256



Land Size:	8.55 Acres
Price:	\$30,000
Area:	Kenai Peninsula Northwest (Soldotna area)
Legal Description:	Lot 16 LeAnn Subdivision; Kenai Recording District; Plat #75-13
Directions:	From Soldotna, take Funny River Road to mile 14; rt on Rabbit Run Road; lft on Browns Lake Rd; rt on Royce St; go to end. Undeveloped platted road access (approx. 630') to NW corner of subject lot.
Access:	Unmaintained trail access from end of Moose Ridge Ave. to the east (see maps).
Waterfront:	None; wetlands noted at SW corner of tract.
Utilities:	None.
Covenants:	None; unrestricted.
Buildings:	None
Surveyed:	No; paper platted only.
Taxes:	Approx \$316.36 yr
Terms:	Cash; or New Financing.
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.