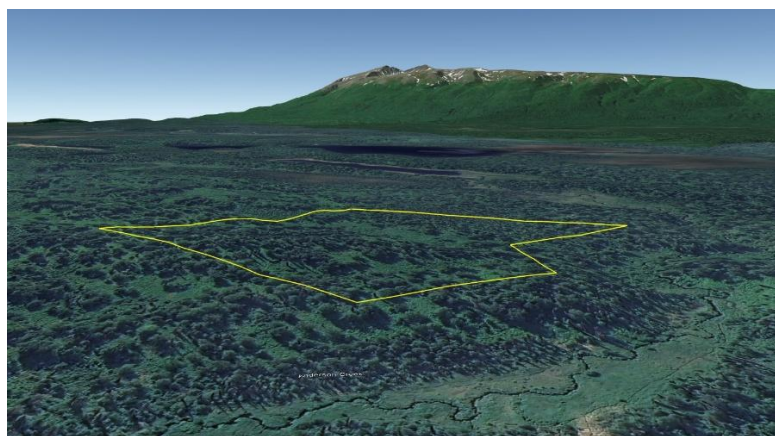

19.07 Acres near Anderson Creek

File #C258



Land Size:	19.07 Acres
Price:	\$20,000
Area:	Mat-Su Remote SW (Alexander Creek area)
Legal Description:	Lot 5 Block 1 Trail Ridge; ASLS #81-177; Anchorage Recording District; Plat #82-51
Directions:	Located on Anderson Creek; north of Yensus Lake & Approx 3.5 miles west of Yentna River; see maps.
Access:	Best access is snowmachine via Yentna River in winter.
Waterfront:	Frontage near Anderson Creek; wetlands noted on SW corner of lot.
Utilities:	None
Covenants:	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to residential or recreational.
Buildings:	None.
Surveyed:	Yes; corners were originally marked with primary of secondary monuments as noted on plat.
Taxes:	Approx \$135.50 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.