
**Residential Lot off
mile 10.9 Knik
Goose Bay Road**
File #D104

Land Size:	.94 Acre
Price:	\$17,000
Area:	Mat-Su South Central (Knik Goose Bay Road)
Legal Description:	Lot 7 Block 1 Knik Homesites; Palmer Recording District; Plat #65-13
Directions:	8602 S. Marion Way: from Wasilla take Knik Goose Bay Road approx 10.9 miles; take left on Royal Lane; continue east on John Street; rt on Joseph Ave; rt on Marion Way; see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	Electric to Lot 3 Block 1
Covenants:	Yes; read the CC&R's (Residential or recreational uses only; no dog teams; 300 sf bldg size minimum; exteriors must be completed w/in 6 mo's from beginning of construction; travel trailers limited to a 9 month stay without moving; double wide mobile homes allowed; temporary structures allowed during 6 mo construction period only; no animals shall be kept, bred or maintained for commercial purposes; no more than 2 dogs per lot).
Buildings:	None
Topography:	Gently rolling/sloping.
Trees:	Birch & Spruce
Surveyed:	Yes; the corners were originally marked with steel pins.
Taxes:	Approx \$123.56 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.