
**42.26 Acres with
frontage on Little
Susitna River**

File #E113

| | |
|---------------------------|--|
| Land Size: | 42.26 Acres total |
| Price: | \$225,000 for all |
| Area: | Mat-Su South Central |
| Legal Description: | Parcel C5 of Section 13 T18N R02W and Lot 1 Block 1 Bench View Subd.; Palmer Recording District; Plat #80-10 |
| Directions: | 4070 N. Pittman Road: From Wasilla take Parks Hwy north to approx mile 44.5; rt on Church Road; go approx 3.5 miles & take lft on Pittman Rd; see Lot 1 Block 1 Bench View Subd. on right. |
| Access: | Paved maintained road. |
| Water Front: | Frontage on Little Susitna River; property partially lies within a 100 year Flood Plane. |
| View: | Mountain and River views |
| Utilities: | Electric adjacent and overhead; gas adjacent on Pittman Road. |
| Covenants: | None; unrestricted. |
| Buildings: | None |
| Topography: | Lt 1 Blk 1 Bench View is level with bluff at back of lot; Pcl C5 is level to gently rolling. |
| Trees: | Heavily wooded with birch, spruce & cottonwood. |
| Surveyed: | NW Corner of Lt 1 Blk 1 Bench view was originally marked with a brass capped monument; remaining three corners marked with 2" wooden hubs (wooden stake with nail). |
| Taxes: | Approx \$1,028.22 yr for all. |
| Terms: | Cash; or Owner will finance sale with a minimum 25% down payment. |
| Remarks: | Parcels must be sold together; no exceptions. Seller is a licensed Associate Broker in the state of Alaska. |

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.