
**4.7 Acres with
Parks Highway
Frontage**

File #G126

Land Size:	4.7 Acres
Price:	\$36,500
Area:	Caswell
Legal Description:	Parcel B16 of Section 29 T22N R04W; Palmer Recording District
Directions:	61138 Parks Hwy: From Wasilla, take Parks Hwy north to approx Mile 87; see driveway into parcel on left.
Access:	Paved, maintained road.
Utilities:	Electric; private well (shallow); private septic (Cess Pool).
Covenants:	None; unrestricted.
Buildings:	Deteriorated frame cabin built 1973. Seller places no value on this structure nor offers any warranties or guarantees as to its present condition. Sold as-is, where-is. Dilapidated; enter at your own risk!
Topography:	Level to Gently Rolling.
Trees:	Heavily wooded with Birch & Spruce.
Taxes:	Approx \$402.77 year
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.