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**80 Acres off Mile  
8.4 Knik Goose  
Bay Road**  
*File #G128*

<b>Land Size:</b>	80 Acres
<b>Price:</b>	\$265,000
<b>Area:</b>	Mat-Su South Central
<b>Legal Description:</b>	Parcel A2 of Section 32 T17N R02W; Palmer Recording District
<b>Directions:</b>	5234 S. This Way: From Wasilla take Knik Goose Bay Road approx 8.4 miles; rt on Carmel Rd; rt on This Way Rd; go to end; trail access 661 ft, then undeveloped platted access (662 ft) remainder of the way to SE corner of property. Or, there is a 4-wheel trail off Daybreak Drive from Sunset Ave that runs north/south along legal access easement approx 660 ft to NE corner of property.
<b>Access:</b>	Trail & undeveloped platted access only (1,323 ft) from end of This Way Road; or trail access (approx 660 ft) running due south from where Daybreak Drive veers west.
<b>Water Front:</b>	None
<b>Utilities:</b>	Electric in area (to corner of This Way & That Way roads).
<b>Covenants:</b>	None; unrestricted
<b>Buildings:</b>	None
<b>Topography:</b>	Gently rolling to Rolling
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; Seller reports that the corners are marked with monuments.
<b>Taxes:</b>	Approx \$2,918.92 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% 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.