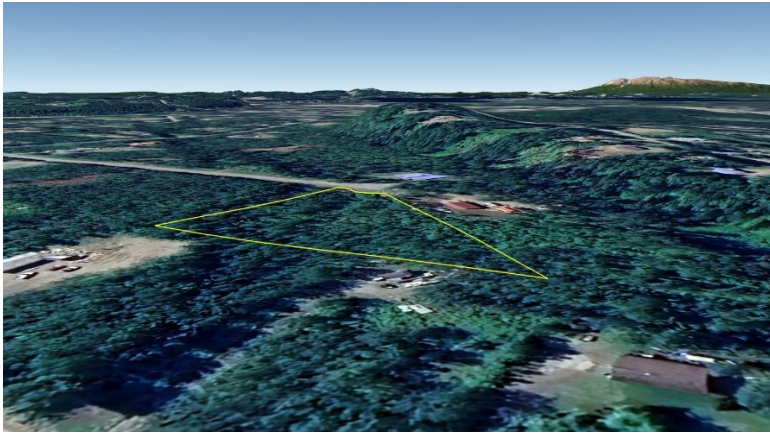

1.61 Unrestricted Acres off Big Lake Road

File #H224



Land Size:	1.61 Acres
Price:	\$40,000
Area:	Mat-Su South Central (Big Lake)
Legal Description:	Lot 37 Block 3 Knollwood Hts #1; Palmer Recording District; Plat #76-11
Directions:	2617 S. Beechwood Circle: From Parks Hwy take Big Lake Road approx. 2.3 miles; left on Maplewood Dr; lft on Walnut Wood Drive; rt on Cherrywood Dr; rt on Beechwood Circle; go to end, see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	Electric across Beechwood Circle.
Covenants:	None; unrestricted.
Buildings:	None
Surveyed:	Yes; corners were originally marked with ½" x 24" rebar.
Taxes:	Approx \$284.50 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.