
HODGERT CORNER

File#I011

Land Size & Price: LOT 10 = 1.11 ACRES (MLS #19-5858) \$40,900
LOT 11 = 1.18 ACRES (MLS #19-5859) \$41,300
LOT 12 = 1.19 ACRES (MLS #19-5860) \$41,700

Area: KNIK GOOSE BAY RD

Legal Description: LOTS 10, 11 & 12 HODGERT CORNER;
PALMER RECORDING DISTRICT

Directions: FROM WASILLA TAKE KNIK GOOSE BAY ROAD APPROX 2.5 MILES; SEE LOTS ON RIGHT JUST PAST MINNETONKA DRIVE.

Access: ACCESS OFF KNIK GOOSE BAY ROAD ONTO UNMAINTAINED GRAVEL FRONTAGE ROAD

Utilities: ELECTRIC TO ADJACENT STRUCTURE ON LOT 9 & ACROSS KNIK GB RD; GAS ADJACENT ON NORTH SIDE OF KNIK GB RD

Covenants: YES; READ THE CC&R'S (ALTHOUGH CC&R'S ALLOWED FOR COMMERCIAL USES ON THESE LOTS, WASILLA ZONING REGS SUPERSEDE AND RESTRICT USES TO SINGLE FAMILY RESIDENTIAL; 480 SF MAIN FLOOR MIN; NO RESUBS; NO ANIMALS SHALL BE KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES; TEMPORARY STRUCTURES ALLOWED DURING 9 MONTH CONSTRUCTION PERIOD ONLY; ONLY NEW CONSTRUCTION ALLOWED). FRONT OF LOT 10 IS ZONED RURAL RESIDENTIAL; BACK OF LOT 10 IS ZONED SINGLE FAMILY RESIDENTIAL. LOTS 11 & 12 ARE ZONED SINGE FAMILY RESIDENTIAL.

Buildings: NONE

Topography: LEVEL TO SLOPING IN BACK

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH 5/8" x 30" REBAR W/PLASTIC CAPS

Taxes: APPROX \$572.88 YR FOR LOT 10; APPROX \$577.88 YR FOR LOT 11; APPROX \$582.87 YR

FOR LOT 12

**Terms: OWNER WILL FINANCE SALE WITH A
MINIMUM OF 30% DOWN PAYMENT**

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. 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.