
**Large Lot near
Parker Lake**
File #J084

Land Size:	10.4 Acres
Price:	\$25,000
Area:	Mat-Su Remote SW (Kroto Creek area)
Legal Description:	Lot 6 Block 2 Parker Lake; ASLS #82-126; Talkeetna Recording District; Plat #83-26
Directions:	Located ¼ mile south of Parker Lake; see maps.
Access:	Snowmachine in winter.
Waterfront:	Frontage near a Large Pond south of Parker Lake; wetlands border the west property line.
Utilities:	None
Covenants:	Yes; read the CC&R's (note the setback requirements). Plat notes restrict uses to residential or recreational.
Buildings:	None
Topography:	Rolling
Trees:	Heavily wooded
Surveyed:	Yes; the corners were originally marked with 2" aluminum caps set on 5/8" x 30" rebar.
Taxes:	Approx \$113.08 yr
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.