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## 3.0 Acre Lot near Goose Creek

*File #J085*

<b>Land Size:</b>	3.0 Acres
<b>Price:</b>	\$23,750
<b>Area:</b>	Mat-Su South Central (Willow area)
<b>Legal Description:</b>	Lot 10 Block 1 Goose Creek Recreational Area; Palmer Recording District; Plat #83-226
<b>Directions:</b>	From Wasilla take Parks Hwy north to approx. mile 93.5; lft on Goose Creek Comm. Ctr Rd; see lot on left past AK RR tracks (AK RR has not granted legal access across tracks).
<b>Access:</b>	Privately maintained gravel road.
<b>Waterfront:</b>	None; no wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (Single family recreational uses only; 1 horse allowed per lot; no animals shall be kept, bred or maintained for commercial purposes).
<b>Buildings:</b>	None
<b>Trees:</b>	Heavily wooded.
<b>Surveyed:</b>	Yes; the corners were originally marked with capped monument (NW corner) and 5/8" x 30" rebar w/red caps (remaining corners).
<b>Taxes:</b>	Approx \$192.66 yr
<b>Terms:</b>	Cash or Owner will finance sale with a minimum of 30% down payment.
<b>Remarks:</b>	

**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.