
Unrestricted parcels on Sterling Highway near Happy Valley

File #J086



Land Size	Lot 9 North = .27 Acres (SOLD) Lot 9 South = 3.6 Acres Lot 10 = 4.5 Acres
Price:	\$85,000 for Lot 9 South & Lot 10 together
Area:	Kenai Peninsula Northwest (Happy Valley area)
Legal Description:	Lot 9 Lying North of Sterling Hwy & Lots 9 & 10 Lying South of Sterling Hwy; T03S R15W Sec 25 Seward Meridian; Homer Recording District
Directions:	26215 Sterling Hwy (Lt 9N); 26180 Sterling Hwy (Lt 9S) & 26150 Sterling Hwy (Lt 10): Located at approx. mile 147.8 of Sterling Hwy; see maps.
Access:	Access Lots 10 & 9S via short paved pull-in at Lot 10, just south of overhead telephone pole; then take overgrown ATV trail (frontage access road) along northern border of subject Lots. Gravel road access from Sterling Highway to Lot 9N (Pointavista Drive).
Waterfront:	None; no wetlands noted.
Utilities:	Electric adjacent and overhead to Lot 9N & Lot 10.
Covenants:	None; unrestricted.
Buildings:	None
Surveyed:	Electrical junction box at NW corner of Lot 9N; NE corner of Lot 9N marked with ½" x 4' rebar with 1" plastic cap. Lot 9S & Lot 10 are not surveyed.
Taxes:	Approx \$20.30 yr for Lot 9N; Approx \$286.92 yr for Lot 9S; Approx \$448.24 yr for Lot 10.
Terms:	Cash; or New Financing
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.