
**PRIVATE
ESTATE WITH
KNIK ARM
BLUFF
FRONTAGE**
File#K114

Land Size & Price: 86.8 ACRES
\$470,000

Area: KNIK GOOSE BAY RD

Legal Description: PARCELS D13 & D15 OF SECTION 09 T15N R03W; PALMER RECORDING DISTRICT

Directions: 15311 S. CLARICE ST: FROM WASILLA TAKE KNIK GOOSE BAY ROAD APPROX 19 MILES; LFT ONTO 7TH STREET; GO 1/2 MILE & TURN RIGHT ONTO NEW ROAD; GO 1/8 MILE & TURN LEFT THROUGH PRIVATE GATE; FOLLOW NEW ROAD 3/4 MILE TO BLUFF AT BEACH ACCESS LOCATION (STEEP FOOTPATH).

Access: PRIVATELY MAINTAINED GRAVEL ROAD FROM KNIK GOOSE BAY ROAD. PUBLIC AIRSTRIP (GOOSE BAY) AT END OF KNIK GOOSE BAY ROAD.

Water Front: APPROX 1,650 FT OF KNIK ARM BLUFF FRONTAGE

View: BLUFF VIEWS OF KNIK ARM & SURROUNDING MOUNTAINS

Utilities: ELECTRIC TO ADJACENT PARCEL D10

Covenants: NONE

Buildings: NONE; 1.25 MILES OF NEW ROADS CONSTRUCTED IN 2020.

Topography: LEVEL

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; CORNERS WERE MARKED WITH YELLOW CAPS ON 5/8" x 30" REBAR

Taxes: APPROX \$1,717.53 YR (FOR PARCEL D13; PARCEL D15 HAS NOT YET BEEN ASSESSED BY BOROUGH).

Terms: CASH

Remarks: PARCELS MUST BE SOLD TOGETHER; NO EXCEPTIONS. SELLER TO RESERVE A "50' WIDE PRIVATE USE ACCESS & UTILITY

EASEMENT" TO BE CONSTRUCTED BY
SELLER (AT HIS EXPENSE) WITHIN TWO
YEARS FROM SALE OF PROPERTY, PER
THE APPROXIMATE DRAWING (PROPOSED
DRIVEWAY IN BLACK) TO PARCEL C1.
SELLER TO SURVEY THE ROUTE PRIOR TO
CLOSING. MLS #20-13530

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.