
**Private Estate
with Knik Arm
Bluff Frontage**
File#K114

Land Size: 86.8 Acres Total
Price: \$485,000 for all.
Area: Mat-Su South Central
Legal Description: Parcels D13 & D15 of Section 9 T15N R03W;
Palmer Recording District
Directions: 15311 S. Clarice Street: From Wasilla take Knik
Goose Bay Road approx 19 miles; lft onto 7th
Street (noted on a mailbox); go ½ mile and turn rt
onto new road; go 1/8 mile & turn lft thru private
gate; follow new road ¾ mile to bluff at beach
access location (steep footpath).
Access: Privately maintained gravel road from Knik Goose
Bay Road; property is gated, contact Listing Office
to view.
Water Front: Knik Arm bluff frontage.
View: Bluff views of Knik Arm and surrounding
mountains.
Utilities: Electric to adjacent parcel D10
Covenants: None; unrestricted.
Buildings: None; 1.25 miles of new roads constructed in
2020.
Topography: Level to gently rolling
Trees: Heavily wooded with birch and spruce.
Surveyed: Yes; corners are marked with 6' steel fence posts;
and the corners along the bluff each have 4' orange
pylons hanging against the the bluff, about midway
above the beach.
Taxes: Approx \$1,667.96 yr for Parcel D13
Approx \$1,664.87 yr for Parcel D15
Terms: Cash
Remarks: Seller and future buyer(s) reserve a 50' private
access & utility easement along northern border of
Parcels D13 & D15.

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.