
**Unrestricted
Building Lot near
Birch Lake**
File #K118

Land Size:	.93 Acre
Price:	\$35,000
Area:	Mat-Su South Central (Big Lake area)
Legal Description:	Lot 4 Block 7 Big Lake Heights #1; Palmer Recording District; Plat #74-38
Directions:	2053 S. Henry Aaron Drive: from approx mile 52.5 of Parks Highway, take Big Lake Rd approx 2.7 miles; rt on Shotgun Drive; lft on Lotus Drive; rt on Henry Aaron Drive; see lot on right.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	Underground electric adjacent at back of lot; gas adjacent on Henry Aaron Drive.
Covenants:	None; unrestricted.
Buildings:	None.
Topography:	Level
Trees:	Birch & Spruce
Surveyed:	Yes; corners were originally marked with ½” rebar.
Taxes:	Approx \$242.30 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.