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**HOLSTEIN  
HEIGHTS  
ALASKA**

***File#L115***

Land Size & Price: 2.96 ACRES  
\$22,500

Area: PT MACKENZIE ROAD

Legal Description: LOT 2 BLOCK 1 HOLSTEIN HEIGHTS  
ALASKA; ASLS #80-135; PALMER  
RECORDING DISTRICT; PLAT #81-50

Directions: 16723 S. DAIRY LOOP: FROM WASILLA  
TAKE KNIK GOOSE BAY RD TO APPROX  
MILE 17.2; TAKE RIGHT ON PT. MACKENZIE  
RD; GO APPROX 7.8 MILES & CONTINUE  
LEFT ON PT. MACKENZIE RD; GO APPROX 3  
MILES & TAKE LEFT ON HEIFER DR  
(UNMARKED); LEFT ON DAIRY LOOP; SEE  
LOT ON LEFT.

Access: PRIVATELY MAINTAINED DIRT ROAD

Utilities: ELECTRIC IN AREA (AT HEIFER DRIVE);  
GAS IN AREA (AT HEIFER DRIVE & DAIRY  
LOOP)

Covenants: YES; READ THE CC&R'S (NO RESTRICTIONS  
NOTED); PLAT NOTES RESTRICT USES TO  
RESIDENTIAL OR RECREATIONAL USES  
ONLY.

Buildings: NONE

Topography: ROLLING TO SLOPING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; SW CORNER ORIGINALLY MARKED  
WITH 3.5" ALUM CAP ON 2.5" ALUM PIPE  
30" LONG; REMAINDER OF CORNERS  
MARKED WITH 2" ALUM CAPS ON 5/8" x 30"  
REBAR

Taxes: APPROX \$264.95 YR

Terms: CASH; OR OWNER WILL FINANCE SALE  
WITH A MINIMUM OF 25% DOWN  
PAYMENT

Remarks: MLS #18-12198

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.