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**Frame Cabin off  
Mile 3.5 Pt.  
Mackenzie Road**  
*File #L126*

<b>Land Size:</b>	1.14 Acres
<b>Price:</b>	\$60,000
<b>Area:</b>	Mat-Su South Central
<b>Legal Description:</b>	Lot 1 Block 1 Goose-Bay Heights Phase I; Palmer Recording District; Plat #85-142
<b>Directions:</b>	11960 S. Goose Creek Road: From Wasilla take Knik Goose Bay Road approx 17.2 miles; rt on Pt. Mackenzie Road; go approx 3.5 miles & take rt on Goose Creek Rd; lft on New Homesteader Ave; see cabin on left.
<b>Access:</b>	Maintained gravel road.
<b>Water Front:</b>	None
<b>Utilities:</b>	Propane and wood heat. Wired for generator (no generator on site); radiant wall heaters in living room & bedroom; propane lighting, fridge, oven/stove. No plumbing in cabin (stubs out at a valve in crawl space). Private well & septic. Outhouse.
<b>Covenants:</b>	Yes; read the CC&R's (No more than 3 dogs per lot; no inoperable vehicles; no resubs that decrease the size of a lot).
<b>Buildings:</b>	896 sf 1-story frame cabin built 1986; 1 bdrm, 1 bth (toilet on site; not plumbed). Poured concrete foundation; metal roof. Separate generator/storage shed.
<b>Topography:</b>	Level to Sloping
<b>Trees:</b>	Heavily wooded with birch, spruce & alder.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar.
<b>Taxes:</b>	Approx \$1,345.39 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of \$20,000 down payment.

**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.