
**Frame Cabin
w/Shower House
on Sheep Creek**
File #L129

Land Size:	10 Acres
Price:	\$75,000
Area:	Mat-Su North Central (Sheep Creek area)
Legal Description:	Lot 4 Block 2 Flying Bear III Phase I; Palmer Recording District; Plat #99-123
Directions:	41685 S. Running River Drive: From approx mile 96.5 Parks Highway take Montana Creek Drive; follow maps.
Access:	State road maintenance ends at Tom Price Road; then privately maintained gravel road for approx 4 miles to lot. Lot owners snow machine in from this point in winter.
Waterfront:	Approx 622.14' of Sheep Creek frontage; wetlands noted.
Utilities:	Generator for electric. Direct vent propane heat. Propane stove w/oven. Grey water sink. 6'x 8' Outhouse/Shower w/metal roof; not insulated. 2 nd Outhouse.
Covenants:	Yes; read the CC&R's (no inoperable vehicles or other junk/garbage; recreational vehicles must be removed from public right of ways within 48 hours).
Buildings:	12' x 16' (192 sf) frame cabin built 2007. Insulated and wired with generator pad & plug in. Railroad Tie foundation; T1-11 siding ; metal roof. 8' x 12' (96 sf) storage shed w/asphalt roofing. Foundation laid for 2 nd cabin; 16' x 32' w/12" concrete pilings.
Topography:	Level at top of lot; then steep slope down to Sheep Creek; then level at base. 4-wheeler trail from cabin down to Sheep Creek.
Trees:	Birch & Spruce
Surveyed:	Yes; top of lot corners are marked with 5/8" x 30" rebar with yellow plastic caps.
Taxes:	Approx \$607.90 yr
Terms:	Cash
Remarks:	Portable generator not included in sale. Bunk beds, kitchen table & chairs included in sales price. Call

listing office to view interior.

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.