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## 2.07 Acres in the City of Anderson

**File #L135**



<b>Land Size:</b>	2.07 Acres (Approx 300' x 300')
<b>Price:</b>	\$37,500
<b>Area:</b>	Central Interior (Anderson)
<b>Legal Description:</b>	The South 300 ft of the West 300 ft of Lot 15 Block 10 Aspen Acres Subdivision; Nenana Recording District; Plat #65-228
<b>Directions:</b>	From approx. mile 284 of the Parks Highway, head west on Clear Road; rt on Anderson Rd; continue west on 1 <sup>st</sup> Street; see parcel on right (just before A Street).
<b>Access:</b>	Paved maintained road access. Driveway into parcel.
<b>Waterfront:</b>	None; no wetlands noted
<b>Utilities:</b>	Electric to adjacent lots; 28' private well; private septic w/500 gal septic tank and drainage field.
<b>Covenants:</b>	None; unrestricted
<b>Buildings:</b>	Old mobile home located on parcel.
<b>Surveyed:</b>	Partially; NW & SW corners originally marked with iron posts.
<b>Taxes:</b>	None
<b>Terms:</b>	Cash
<b>Remarks:</b>	Parcel to be sold As-Is, Where-Is. Seller offers no warranties or guarantees as to the present condition of well, septic or mobile home.

**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.