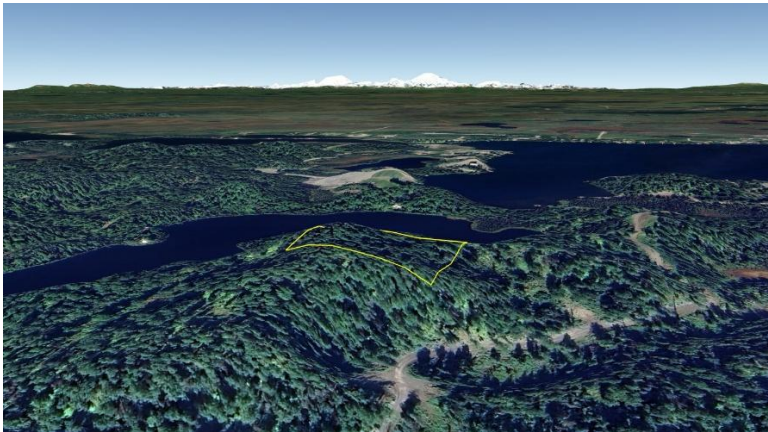

2.5 Acres overlooking Never-Never Lake

File #L137



Land Size:	2.5 Acres
Price:	\$23,750
Area:	Mat-Su South Central (Big Lake area)
Legal Description:	Parcel A24 of Section 34 T17N R04W; Palmer Recording District
Directions:	Big Lake Road to Mile 9; continue west on Susitna Parkway; rt on Jay Sedor Street; lft on Flamingo Way; approx. 200 ft of dedicated access (not improved) to SE corner of lot; see maps.
Access:	Undeveloped section line access from Flamingo way (approx. 200 ft).
Waterfront:	None; no wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Surveyed:	No
Taxes:	Approx \$60.39 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.