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## 2 Acres on Knik Goose Bay Road

**File #M284**



<b>Land Size:</b>	2 Acres
<b>Price:</b>	\$65,000
<b>Area:</b>	Mat-Su South Central (Knik Goose Bay Area)
<b>Legal Description:</b>	Parcel D9 of Section 13 T16N R03W; Palmer Recording District
<b>Directions:</b>	9668 S. Knik Goose Bay Road: From Wasilla, take Knik Goose Bay Rd approx. 12.7 miles; see parcel on right.
<b>Access:</b>	Paved maintained road access.
<b>Waterfront:</b>	None; no wetlands noted.
<b>Utilities:</b>	Electric overhead and adjacent on northern border of lot; Gas adjacent (approx. \$1,200 to connect).
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Surveyed:</b>	No
<b>Taxes:</b>	Approx \$307.12 yr
<b>Terms:</b>	Cash
<b>Remarks:</b>	

**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.