

PARK ESTATES
File#M300

Land Size & Price: 7.91 ACRES
\$27,500

Area: TALKEETNA - REMOTE

Legal Description: LOT 5 BLOCK 2 PARK ESTATES; PALMER RECORDING DISTRICT; PLAT #72-35

Directions: 5891 S ESTATES DRIVE: LOCATED OFF ESTATES DRIVE FROM OLD BURMA ROAD; SEE MAPS.

Access: UNDEVELOPED PLATTED ROAD ACCESS ONLY

Water Front: SMALL LAKE FRONTAGE

View: LAKE & MOUNTAIN VIEWS

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: ROLLING TO HILLY

Trees: BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH 3/8" REBAR

Taxes: APPROX \$508.66 YR

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT

Remarks: MLS #18-17296

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. 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.