
Adjoining Lots in Trapper Creek

File #M314

Land Size:	3.17 Acres Total
Price:	\$22,500 for all.
Area:	Mat-Su North Central
Legal Description:	Lots 7 & 8 Block F Trapper Creek Trails Unit #1; Talkeetna Recording District; Plat #73-3T
Directions:	23767 S. Bobcat Trail: From approx mile 114.8 of Parks Highway, take right on Susitna River Road; rt on Bradley Road; take 2 nd left on Fox Trail (not marked); see lots on left.
Access:	Privately maintained gravel road.
Water Front:	None; close to Susitna River.
Utilities:	Electric in area (to adjacent Lot 10 Block E).
Covenants:	None; unrestricted
Buildings:	None
Topography:	Level
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; the corners were originally marked with 5/8" x 30" rebar.
Taxes:	Approx \$231.70 yr total.
Terms:	Cash; or Owner will finance sale with a minimum of 25% down payment.
Remarks:	Seller is a licensed Real Estate Broker in the state of Alaska. Lots must be sold together; no exceptions.

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.