
6.3 Acres off Knik Goose Bay Road

File #N120



Land Size:	6.3 Acres
Price:	\$85,000
Area:	Mat-Su South Central (Knik Goose Bay Area)
Legal Description:	Parcel D7 of Section 13 T16N R03W; Palmer Recording District
Directions:	11345 W. Horizon Drive: From Wasilla, take Knik Goose Bay Rd approx. 12.8 miles; rt on Horizon Drive; see parcel on right.
Access:	Paved maintained road access; gravel driveway. Partially cleared building site.
Waterfront:	None; no wetlands noted.
Utilities:	Electric across Horizon Drive; Gas adjacent on Horizon Drive. An electric transmission line traverses parcel.
Covenants:	None; unrestricted.
Buildings:	None; Seller reports that there may have been a well and septic installed at one time (no DNR records found); Buyer to verify.
Surveyed:	No
Taxes:	Approx \$354.48 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
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.