
**40 Acres with
Lake Frontage off
Burma Road**

File #P144

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| Land Size: | 40 Acres |
| Price: | \$75,000 |
| Area: | Mat-Su South Central (Pt. Mackenzie area) |
| Legal Description: | Parcel B3 of Section 26 T16N R04W; Palmer Recording District |
| Directions: | Located approx. 1 mile east from Ridge Road off Burma Road; see maps. |
| Access: | Float plane; or snowmachine in winter. 4-wheel drive trails in summer (not legal access). |
| Waterfront: | Approx 1,167' of lake frontage; wetlands noted. |
| Utilities: | None. |
| Covenants: | None; unrestricted. |
| Buildings: | None |
| Topography: | Rolling |
| Trees: | Birch & Spruce |
| Surveyed: | No |
| Taxes: | Approx \$530.29 yr |
| Terms: | Cash; or New Financing |
| 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.