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## **10.01 Acres off Montana Creek Drive**

***File #P145***

<b>Land Size:</b>	10.01 Acres
<b>Price:</b>	\$29,500
<b>Area:</b>	Mat-Su North Central (Sheep Creek area)
<b>Legal Description:</b>	Lot 2 Block 3 Cross-Country Estates; Palmer Recording District; Plat #88-44
<b>Directions:</b>	Parks highway north to approx. mile 96.5; rt on Montana Creek Drive; follow maps (most roads are unmarked).
<b>Access:</b>	Privately maintained dirt & gravel road access in summer from end of Future Road (where state maintenance ends).
<b>Waterfront:</b>	None; no wetlands noted.
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (Residential or Recreational uses only; min 300 sf bldg. size min; exteriors must be completed withing 6 mo's from start of construction; mobile homes & trailers allowed for no more than 9 months during construction of permanent dwelling; no animals shall be kept, bred or maintained for commercial purposes; no more than 2 dogs allowed per lot).
<b>Buildings:</b>	None
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 5/8" x 30" rebar with a 1.5" aluminum cap.
<b>Taxes:</b>	Approx \$353.65 yr.
<b>Terms:</b>	Cash or New Financing
<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.