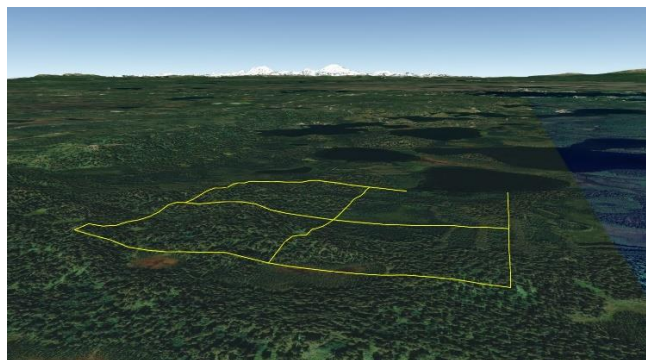

160 Acres with Lake Frontage off Burma Road

File #P147



Land Size:	160 Acres Total
Price:	\$229,900 for All
Area:	Mat-Su South Central (Pt. Mackenzie area)
Legal Description:	Parcels B2, B3, C6 & C7 of Section 26 T16N R04W; Palmer Recording District
Directions:	Located approx. 1 mile east from Ridge Road off Burma Road; see maps.
Access:	Snowmachine in winter; 4-wheel drive trails in summer (not legal access).
Waterfront:	Approx 887' of lake frontage; wetlands noted.
Utilities:	None.
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Rolling
Trees:	Birch & Spruce
Surveyed:	No; see Lot Dimensions & Approx GPS
Taxes:	Approx \$1,599.62 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.