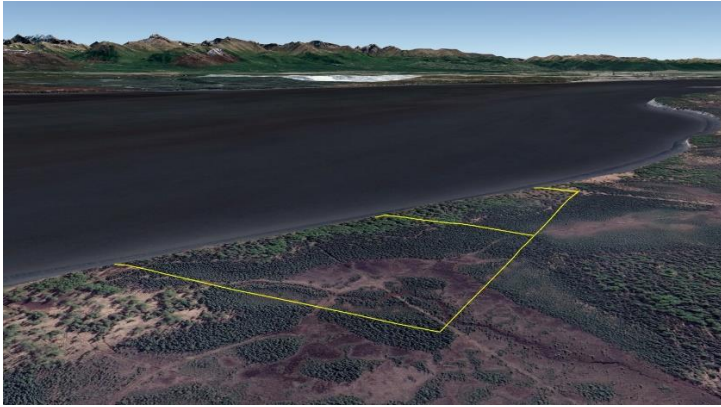

Large Parcels w/Cook Inlet Frontage off Pt. Mackenzie Road

File #P148



Land Size & Price: Parcel D1 = 38.89 Acres \$495,000
Parcel D2 = 20.42 Acres \$395,000

Area: Mat-Su South Central (Pt. Mackenzie area)

Legal Description: Parcels D1 & D2 of Section 36 T15N R04W

Directions: From Wasilla, take Knik-Goose Bay Road approx. 17.2 miles; rt on Pt. Mackenzie Road; go approx. 12.5 miles & take lft on Alsop Road; go approx. 7 miles & take section line trail approx. 1 mile south, then approx. ½ mile east to SW corner of parcel D2.

Access: Unmaintained section line trail to SW corner of parcel D2.

Waterfront: Approx. 1,445' of Cook Inlet frontage for Parcel D1; approx. 1,451' of Cook Inlet frontage for Parcel D2.

Utilities: None.

Covenants: None; unrestricted.

Buildings: None

Trees: Birch & Spruce

Surveyed: No; see approx. GPS coordinates for parcel corners.

Taxes: Approx \$1,580.94 yr for Parcel D1;
Approx. \$1,158.48 yr for Parcel D2

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.