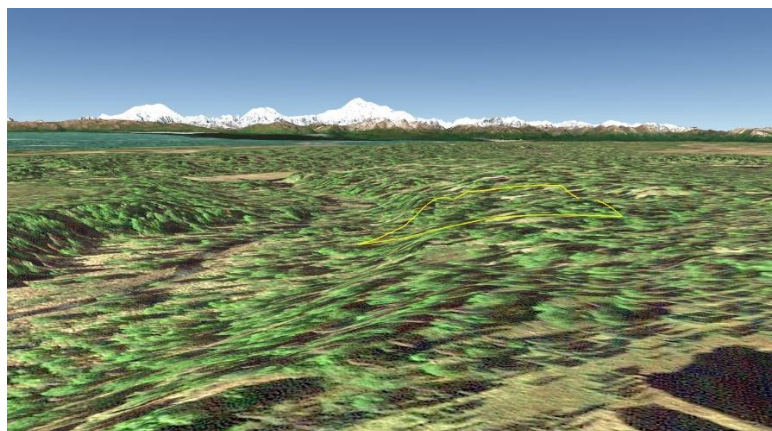


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## 4.29 Acres near Trapper Creek off Parks Highway

***File #P152***



<b>Land Size:</b>	4.29 Acres
<b>Price:</b>	\$19,900
<b>Area:</b>	Mat-Su North Central (Petersville area)
<b>Legal Description:</b>	Lot 6 Block 28 Trapper Creek Glen; ASLS #79-242; Plat #80-119
<b>Directions:</b>	Located near east bank of Trapper Creek; approx. 2 miles west from mile 120 Parks Hwy.
<b>Access:</b>	4-wheeler; or snowmachine in winter.
<b>Waterfront:</b>	Overlooks Trapper Creek
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes; read the CC&R's (no restrictions noted). Plat notes restrict uses to residential or recreational.
<b>Buildings:</b>	None.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar.
<b>Taxes:</b>	Approx \$112.85 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 30% down payment.
<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.