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## 600 sf Cabin with Loft on 10 Acres

**File #P153**



<b>Land Size:</b>	10 Acres
<b>Price:</b>	\$125,000
<b>Area:</b>	Mat-Su North Central (Montana Creek Road)
<b>Legal Description:</b>	Lot 5 Block 4 Back Country Estates; Palmer Recording District; Plat #88-45
<b>Directions:</b>	38635 S. Back Country Drive: Take Parks Hwy north to approx. mile 96.5; rt on Montana Creek Dr; follow maps (most roads are unmarked).
<b>Access:</b>	State maintained gravel road ends at Future & Tom Price roads; then dirt/gravel road approx. another 6 miles into cabin. Summer vehicle access only; snowmachine, ski or foot last 6 miles in winter.
<b>Waterfront:</b>	None
<b>Utilities:</b>	None; woodstove for heat.
<b>Covenants:</b>	Yes; read the CC&R's (Residential or recreational uses only; 300 sf bldg. size min; exteriors must be completed w/in 6 mo's after start of construction; mobile homes, travel trailers & campers limited to a 9 month stay; no animals shall be kept, bred or maintained for commercial purposes; no more than 2 dogs allowed per lot).
<b>Buildings:</b>	600 sf (main level w/loft) built 1992. Wired for electric via generator (generator not included).
<b>Surveyed:</b>	Yes; the corners were originally marked with aluminum capped monuments.
<b>Taxes:</b>	Approx \$635.09 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.