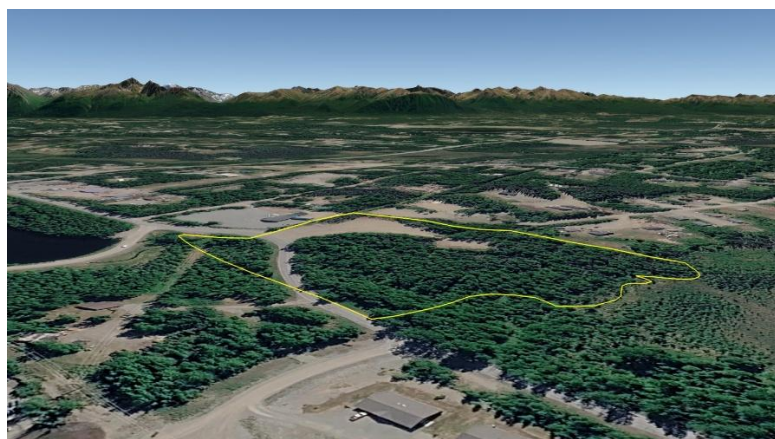

7.79 Acres with Creek Frontage and Large Gravel Pad

File #P154



Land Size:	7.79 Acres
Price:	\$120,000
Area:	Mat-Su South Central (Meadow Lakes area)
Legal Description:	Tract C Garrison Ridge Phase I; Palmer Recording District; Plat #2020-112
Directions:	3579 N. Meadow Lakes Loop: Parks Highway north to approx. mile 48.8; rt on Pittman Road; left on Meadow Lakes Loop; see lot on left.
Access:	Paved maintained road.
Waterfront:	Frontage on Little Meadow Creek.
Utilities:	Electric in area (Meadow Lakes Loop Road); Gas adjacent on Meadow Lakes Loop Road.
Covenants:	None; unrestricted
Buildings:	None; property has been improved with a large gravel pad.
Surveyed:	Yes; the corners were originally marked with 5/8" rebar w/plastic caps as noted on plat.
Taxes:	Approx \$543.34 yr
Terms:	Cash
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.