
**LARGE
WOODED LOT
OFF MILE 9
OILWELL
ROAD**

File#R120

Land Size & Price: 9.82 ACRES
\$18,500

Area: OILWELL ROAD

Legal Description: LOT 9-1 BLOCK 4 AMBER LAKES NORTH;
ASLS #80-152; TALKEETNA RECORDING
DISTRICT; PLAT #82-77

Directions: FROM APPROX MILE 6.9 OF PETERSVILLE
ROAD; TAKE OILWELL ROAD APPROX 9
MILES; LOT IS LOCATED APPROX .32 MILE
WEST OF OILWELL ROAD.

Access: SNOWMACHINE OR FOOT FROM OILWELL
ROAD.

Utilities: NONE

Covenants: YES; READ THE CC&R'S (NO
RESTRICTIONS NOTED).

Buildings: NONE

Topography: LEVEL TO GENTLY ROLLING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; SEE PLAT NOTES. CORNERS WERE
ORIGINALLY MARKED WITH 1.5" ALUM
CAPS ON 5/8" x 36" REBAR.

Taxes: APPROX \$157.47 YR

Terms: CASH; OR OWNER WILL FINANCE SALE
WITH A MINIMUM OF 25% DOWN
PAYMENT.

Remarks: MLS #19-7572

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. 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.