
**35.06 Acres off
Caswell Lakes
Road**

File #R124

Land Size:	35.06 Acres
Price:	\$30,000
Area:	Mat-Su North Central
Legal Description:	Parcel B2 of Section 06 T22N R03W; Palmer Recording District
Directions:	Located NE from where Brookestars Circle currently ends off Caswell Lakes Road; see maps.
Access:	Undeveloped access from end of Brookestars Circle (approx 580' north to end of platted Brookestars Circle, then approx 2,680 east along 50' Section Line easement to NW corner of Parcel).
Water Front:	None; near Caswell Creek
View:	Mountain Views
Utilities:	None.
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Gently rolling to gently sloping.
Trees:	Heavily wooded with Birch & Spruce
Surveyed:	No; see approx GPS coordinates.
Taxes:	Approx \$202.64 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.