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**6.62 Acres in  
Hidden Hills  
Estates**

***File #S446***

<b>Land Size:</b>	6.62 Acres Total
<b>Price:</b>	\$60,000 for all
<b>Area:</b>	Mat-Su North Central
<b>Legal Description:</b>	Lots 14 & 15 Block 8 Hidden Hills Estates; Palmer Recording District; Plat #75-43
<b>Directions:</b>	51198 & 51252 W. Woodland Way: North on Parks Highway to mile 88; rt on Hidden Hills Road; Go approx 3 miles & take right on Caswell Loop; rt on Keystone Drive; left on Woodland Way; see lots on right.
<b>Access:</b>	Maintained gravel road.
<b>Water Front:</b>	Approx 540.64' of frontage overlooking small lake.
<b>View:</b>	Lake views.
<b>Utilities:</b>	Electric is across Woodland Way from lots.
<b>Covenants:</b>	Yes; read the CC&R's (Single family residential uses only; no inoperable vehicles).
<b>Buildings:</b>	None
<b>Topography:</b>	Gently rolling to Rolling, then Steep down to Lake.
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; the corners were originally marked with 5/8" x 30" Rebar.
<b>Taxes:</b>	Approx \$584.20 yr for both lots together.
<b>Terms:</b>	Cash
<b>Remarks:</b>	Lots must be sold together; no exceptions.

**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.