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## Large Adjoining Lots north of Anchor Point

*File #S449*

<b>Land Size:</b>	Lot 3 & 4 = 10.22 Acres \$15,000 for both together (Sold) Lot 10 = 5.22 Acres \$15,000 (Sale Pending) Lot 11 = 5 Acres \$15,000 (Sold)
<b>Area:</b>	Kenai Peninsula South
<b>Legal Description:</b>	Evergreen Meadows; Homer Recording District; Plat #2002-39
<b>Directions:</b>	From approx mile 150 of Sterling Highway, go east on Tall Tree Road; go approx 2 miles & take rt on McKechnie St; rt on Katie Lynn Ave; continue left on Sperrn Rd; take next rt on Stoddard Ave; take 2 <sup>nd</sup> left on Forever Green St (not marked); see maps.
<b>Access:</b>	Privately maintained gravel road.
<b>Water Front:</b>	None
<b>View:</b>	Mountain views
<b>Utilities:</b>	None
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None
<b>Topography:</b>	Level
<b>Trees:</b>	Sparsely wooded with birch & spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" rebar with 2" aluminum caps.
<b>Taxes:</b>	Approx \$320.04 yr for Lts 3 & 4 together; Approx \$161.14 yr for Lot 10; Approx \$158.90 yr for Lot 11.
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.

### 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.