
**80 Acres on
Private Drive off
Pt. Mackenzie
Road**
File #S453

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| Land Size: | 80 |
| Price: | \$189,000 |
| Area: | Mat-Su South Central |
| Legal Description: | Parcel D3 of Section 03 T15N R04W; Palmer Recording District |
| Directions: | From approx mile 6.4 of Pt. Mackenzie Road take lft on Megum Road (Private); go approx 1 mile to Parcel. |
| Access: | Megum Road is privately maintained. |
| Water Front: | None; Wetlands noted. |
| View: | Mountain Views |
| Utilities: | None |
| Covenants: | None; unrestricted. |
| Buildings: | None |
| Topography: | Level to Gently Rolling |
| Trees: | Birch & Spruce |
| Surveyed: | No; see approx GPS coordinates. |
| Taxes: | Approx \$1,111.96 yr |
| Terms: | 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.