
**Residential
Building Lot with
Airstrip Access**
File #S454

Land Size:	1 Acre
Price:	\$45,000
Area:	Mat-Su South Central
Legal Description:	Lot 1 Block 2 Ptarmigan Glenn; Palmer Recording District; Plat #2003-174
Directions:	3955 S. Eider Circle: From Wasilla take Knik Goose Bay Road to approx mile 7.3; take rt on Sunset Ave; rt on Cormorant Way; take next right on Eider Circle; see lot on right.
Access:	Maintained gravel road. 2,200' grass, private airstrip of the lot owners of Ptarmigan Glenn Subdivision lies south of Lots 7 & 8 Block 2. Lot owners must store planes on their own property and taxi along subdivision roads to runway.
Water Front:	None
View:	Mountain Views
Utilities:	Underground electric adjacent on Eider; Gas in area (at Cormorant Way & Sunset).
Covenants:	Yes; read the CC&R's (Single or Multi-Family uses only; 750 sf bldg size min; no mobile homes or modular's older than 10 years old at time of placement; exteriors must be completed within 6 months from beginning of construction; no temporary living structures; no storage of inoperable vehicles or heavy equipment; one horse allowed per lot; animals shall not be kept, bred or maintained for commercial uses; no dog teams or hogs).
Buildings:	None
Topography:	Level
Trees:	Heavily wooded with Birch & Spruce
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar.
Taxes:	Approx \$370.66 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.