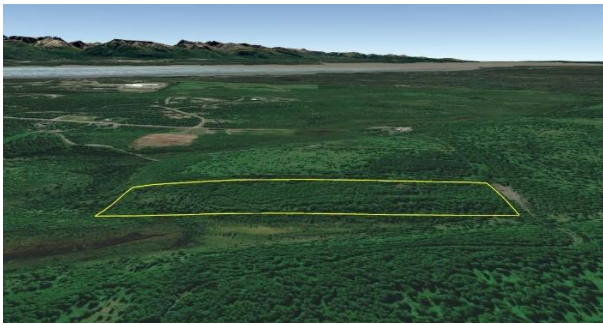

10 Acres off Knik Goose Bay Road

File #S461



Land Size:	10 Acres
Price:	\$72,500
Area:	Mat-Su South Central (Knik Goose Bay Area)
Legal Description:	Parcel C4 of Section 31 T17N R02W; Palmer Recording District; Plat #2024-13
Directions:	5349 S. Whitnni St. (W. Nelli Dr): From Wasilla take Knik Goose Bay Rd approx 8.4 miles; rt on Carmel Rd; rt on Whitnni St. (Nelli Dr); see maps.
Access:	Trail access north to parcel from Carmel Rd (approx 4/10 mile).
Waterfront:	None; per MSB, some wetlands noted along NE corner of parcel.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Gently rolling; gently sloping.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were marked with 5/8" x 30" rebar with 2" aluminum caps.
Taxes:	Approx \$547.53 yr
Terms:	Cash; or Owner will finance sale with a minimum of 30% 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.