Frontage on Susitna River Slough

File#S463



Land Size:	9.83
Price:	$23,275
Area:	Mat-Su North Central (Caswell area)
Legal Description:	Parcel B4 of Section 06 T21N R04W
Directions:	Located on Susitna River Slough near Caswell Creek; see maps.
Access:	Boat or Snowmachine
Water Front:	Approx 362 ft of frontage on Susitna River Slough. Lot is located in a flood zone; wetlands noted at back of lot.
Utilities:	None
Covenants:	None; Unrestricted.
Buildings:	None
Topography:	Level
Trees:	Birch & Spruce
Taxes:	Approx $371.63 yr
Terms:	Cash; or New Financing
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.