
Large adjoining Parcels on Scotty Lake

File #S465

Land Size:	240 Acres each
Price:	\$269,900 each
Area:	Mat-Su North Central (Petersville Road)
Legal Description:	Parcel A1 of Section 23 & Parcel B1 of Section 24 T26N R06W; Talkeetna Recording District.
Directions:	From approx. 114.9 of Parks Highway, head west on Petersville Road; go approx. 3 miles & take rt on Legacy Ridge Road; take right via trail across MSB land to south end of lake.
Access:	Float or ski plane; boat; or snowmachine. Easy canoe portage (approx. 115') via trail across MSB land to south end of lake.
Waterfront:	Frontage on Scotty Lake. A small stream traverses Parcel A1.
Utilities:	None
Covenants:	Yes; read Agricultural Parcel requirements applicable to Scotty Lake property (full copy available upon request).
Buildings:	None
Topography:	Gently rolling.
Trees:	Birch, Spruce & Willow
Surveyed:	No
Taxes:	Approx \$978.76 yr for each parcel
Terms:	Cash; or Owner will finance sale with a minimum of 30% down payment.
Remarks:	See Seller Notes (Scotty Lake Property Overview). Trapper Creek Elementary School located just south of Scotty Lake and Susitna Valley High School on the Parks Highway approximately 15 miles south of Trapper Creek.

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.