
**40 Acres with
frontage on
Caswell Creek**

File #S466

Land Size:	40 Acres (Approx 1,320' x 1,320')
Price:	\$50,000
Area:	Mat-Su North Central (Caswell Area)
Legal Description:	Parcel C1 of Section 28 T22N R04W; Palmer Recording District
Directions:	Located approximately $\frac{3}{4}$ mile south from end of Crop Cr. off Hidden Hills Road; see maps.
Access:	Platted access only (section line) from end of Crop Circle (approx. $\frac{3}{4}$ mile).
Waterfront:	Frontage on Caswell Creek; wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level to gently rolling
Trees:	Birch & Spruce
Surveyed:	No
Taxes:	Approx \$422.44 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.