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**.93 Acre lot off  
Burma Road**

***File #S468***

<b>Land Size:</b>	.93 Acre
<b>Price:</b>	\$23,750
<b>Area:</b>	Mat-Su South Central (Burma Road area)
<b>Legal Description:</b>	Lot 23 Block 3 Irish Hills; Palmer Recording District; Plat #75-11
<b>Directions:</b>	21225 W. Blarney Stone Drive: from Parks Highway, take Big Lake Road approx. 9 miles; lft on Burma Road; rt on Blarney Stone Drive; see lot on right.
<b>Access:</b>	Maintained gravel road.
<b>Waterfront:</b>	None; no wetlands noted.
<b>Utilities:</b>	Electric overhead and adjacent across Blarney Stone Drive.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	None; rough driveway into parcel.
<b>Topography:</b>	Gently rolling.
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with ½” x 24” rebar.
<b>Taxes:</b>	Approx \$117.84 yr
<b>Terms:</b>	Cash; or New Financing
<b>Remarks:</b>	

**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.