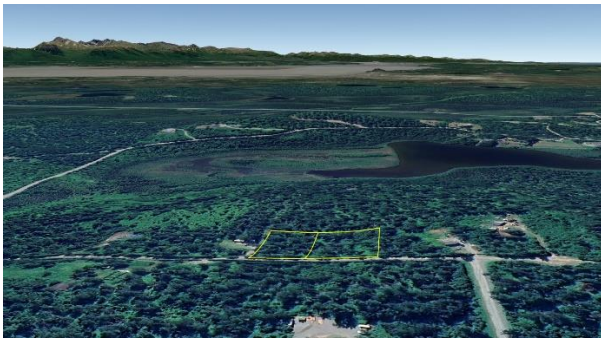

Adjoining Lots off Pt. Mackenzie Road

File #S472



Land Size & Price:	Lot 1 Block 2 = 1.03 Acres \$23,500 Lot 2 Block 2 = 1.33 Acres \$23,000
Area:	Mat-Su South Central (Pt. Mackenzie)
Legal Description:	Lots 1 & 2 Block 2 Goose-Bay Heights Phase I; Palmer Recording District; Plat #85-142
Directions:	17834 W. New Homesteader Ave (Lt 2): From Wasilla take Knik Goose Bay Rd approx. 17.2 miles; rt on Pt Mackenzie Road; go approx. 3.5 miles & take rt on Goose Creek Rd; lft on Homesteader Ave; see lots on left.
Access:	Maintained gravel road.
Waterfront:	None; no wetlands noted.
Utilities:	None
Covenants:	Yes; read the CC&R's (No more than 3 dogs per lot; no inoperable vehicles; no resubs that decrease the size of a lot).
Buildings:	None
Surveyed:	Yes; the corners were originally marked with 5/8" x 30" rebar.
Taxes:	Approx \$139.14 yr for Lot 1; Approx \$130.12 yr for Lot 2.
Terms:	Cash
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.