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**5.08 Acre  
Residential Lot off  
Pittman Road**  
*File #T073*

<b>Land Size:</b>	5.08 Acres
<b>Price:</b>	\$75,000
<b>Area:</b>	Mat-Su South Central
<b>Legal Description:</b>	Lot 1 Block 1 Star Lake; Palmer Recording District; Plat #78-132
<b>Directions:</b>	6250 W. Karen Street: From Wasilla take Parks Hwy north to approx mile 48.7; rt on Pittman Rd; rt on Karen Street; see lot on right.
<b>Access:</b>	Paved, maintained road.
<b>Water Front:</b>	None; near Rainbow Lake & Baptist Pond. Lot overlooks marsh area; wetlands noted.
<b>View:</b>	Mountain views
<b>Utilities:</b>	Electric adjacent & overhead; gas adjacent on Karen Street.
<b>Covenants:</b>	Yes; read the CC&R's (Single Family residential or recreational uses only; exteriors must be completed w/in 1 year from beginning of construction; no inoperable vehicles; horses, poultry and housepets may not be raised, bred or kept for commercial purposes; no sled dogs; 960 sf bldg size min; temporary structures allowed during construction period only).
<b>Buildings:</b>	None
<b>Topography:</b>	Level to Gently Sloping
<b>Trees:</b>	Heavily wooded with birch & spruce.
<b>Surveyed:</b>	Yes; NW corner originally marked with 3" brass capped monument; all other corners marked with 5/8" x 30" rebar.
<b>Taxes:</b>	Approx \$550.65 yr.
<b>Terms:</b>	Cash
<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.