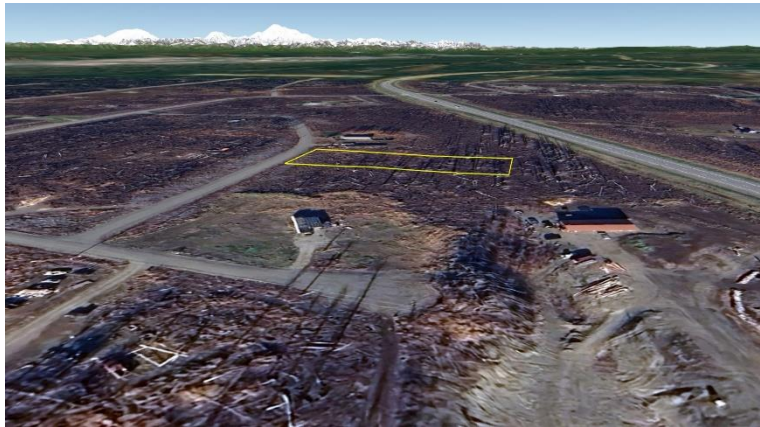


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# Unrestricted Lot off mile 90.7 Parks Highway

**File #V044**



**Land Size:** .92 Acre  
**Price:** \$18,000  
**Area:** Mat-Su North Central (Caswell area)  
**Legal Description:** Lot 13 Block 9 Chandalar Subdivision; Palmer Recording District; Plat #75-39  
**Directions:** 47717 S. Ewe Drive: Parks Highway north to approx. mile 90.7; lft on Yancey Drive; lft on Ewe Drive; see lot on left.  
**Access:** Maintained gravel road.  
**Waterfront:** None; no wetlands noted.  
**Utilities:** Electric adjacent & overhead.  
**Covenants:** None; unrestricted.  
**Buildings:** None  
**Trees:** Fallen timber; entire lot was significantly affected by the McKinley Fire of 2019.  
**Surveyed:** Yes; the corners were originally marked with 2.5" brass capped monuments.  
**Taxes:** Approx \$160.56 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.