
Residential Lot off Funny River Road near Soldotna

File #V045



- Land Size:** 1.05 Acres
- Price:** \$15,000
- Area:** Kenai Peninsula NW (Soldotna Area)
- Legal Description:** Lot 7A Block G Lupine Subdivision No. 2; Kenai Recording District; Plat #84-296
- Directions:** From Soldotna take Funny River Road approx. 14 miles; rt on Rabbit Run Road; lft on Browns Lake Road; see lot on left.
- Access:** Maintained gravel road.
- Waterfront:** None; no wetlands noted.
- Utilities:** None
- Covenants:** Yes; read the CC&R's (Residential or recreational uses only; limit of two families per lot; lot may not be used as a gravel source; temporary structures allowed during 1 year construction period only; no more than 2 dogs per lot; no animals allowed for commercial purposes).
- Buildings:** None
- Surveyed:** Yes; corners were originally marked with ½" x 24" rebar.
- Taxes:** Approx \$106.16 yr
- Terms:** Cash; or Owner will finance sale w/a minimum of 30% down payment.
- 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.