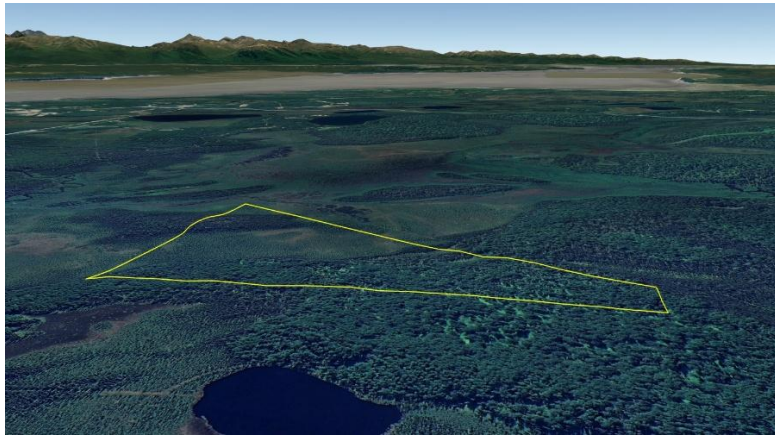

61.93 Acres on Aurora Dog Mushing Trail in Pt. Mackenzie Area

File #V046



| | |
|---------------------------|--|
| Land Size: | 61.93 Acres |
| Price: | \$86,000 |
| Area: | Point Mackenzie |
| Legal Description: | Tract A of ASLS #79-014; Palmer Recording District; Plat #79-359 |
| Directions: | Located on Aurora Dog Mushing Trail off Lewis Loop Road. |
| Access: | Unmaintained trail access. |
| Waterfront: | None; located between Fish & Goose Creeks. Wetlands noted. |
| Utilities: | None. |
| Covenants: | None; unrestricted. |
| Buildings: | None |
| Surveyed: | Yes; corners were originally marked with brass or aluminum capped monuments. |
| Taxes: | Approx \$615.11 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.