
**4.71 Acres off
Willow-Fishhook
Road**

File #W196

Land Size:	4.71 Acres
Price:	\$30,000
Area:	Mat-Su South Central
Legal Description:	Lot 7 Block 3 Homenhart Acres; Palmer Recording District; Plat #92-103
Directions:	18981 W. Giordano Road: From Willow take Wasilla-Fishhook Road approx 4 miles to approx mile 44.5; rt on 4 Mile Rd; lft on Giordano Rd; see lot on left.
Access:	Maintained gravel road
Water Front:	None; located near Willow Creek
View:	Mountain views.
Utilities:	Electric adjacent & overhead at back of lot (Samoni Ave.)
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level to gently rolling.
Trees:	Heavily wooded with birch & spruce.
Surveyed:	Yes; corners were originally marked with 5/8" x 30" rebar.
Taxes:	Approx \$392.33 yr
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.