
**Deception Creek
frontage off
Willow Fishhook
Road**
File #W197

Land Size:	9.70 Acres
Price:	\$24,500
Area:	Mat-Su South Central
Legal Description:	Unit 2 Bunker Hill Condos; Palmer recording district; Plat #2008-47
Directions:	From Willow take Wasilla-Fishhook Road approx 4 miles to approx mile 44.5; rt on 4 Mile Rd; continue to end (due south) along section line to Deception Creek; then follow creek to parcel; see maps.
Access:	Public access below high water line of Deception Creek. There is a 4wd trail from end of 4 Mile Rd (see topo map) that traverses near property; however this is not likely to be legal access. Snowmachine or ski in winter.
Water Front:	Frontage on Deception Creek; property partially lies within a 100 year Flood Zone.
View:	Mountain views
Utilities:	None
Covenants:	Yes; read the Declaration for Bunker Hill Condos (Single family residential uses only; log or frame construction as a home or recreational cabin; no inoperable vehicles; animals shall not be kept, bred or maintained for commercial purposes; no dog kennels or pig farms; max of 4 dogs per unit; no buried fuel tanks; temporary dwellings allowed up to 5 years during construction of permanent home or cabin; no rentals for a term less than 30 days).
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 with aluminum caps.
Taxes:	Approx \$147.31 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.