
**40 Acres off Pt.
Mackenzie Road**
File #W203

Land Size:	40 Acres
Price:	\$60,000
Area:	Mat-Su South Central (Pt. Mackenzie Area)
Legal Description:	Parcel A1 of Section 2 T14N R04W; Palmer Recording District
Directions:	From approx mile 12.5 of Pt. Mackenzie Road, take Alsop Road approx 1 ¾ mile; rt on Section Line trail approx 1 mile south to NE corner of parcel.
Access:	Section Line trail access from Alsop Road (Buyer to verify this as legal access).
Waterfront:	Small lake at SW corner of property; wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Topography:	Level to gently rolling.
Trees:	Birch & spruce.
Surveyed:	No
Taxes:	Approx \$149.38 yr
Terms:	Cash; or Owner will finance sale with 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.