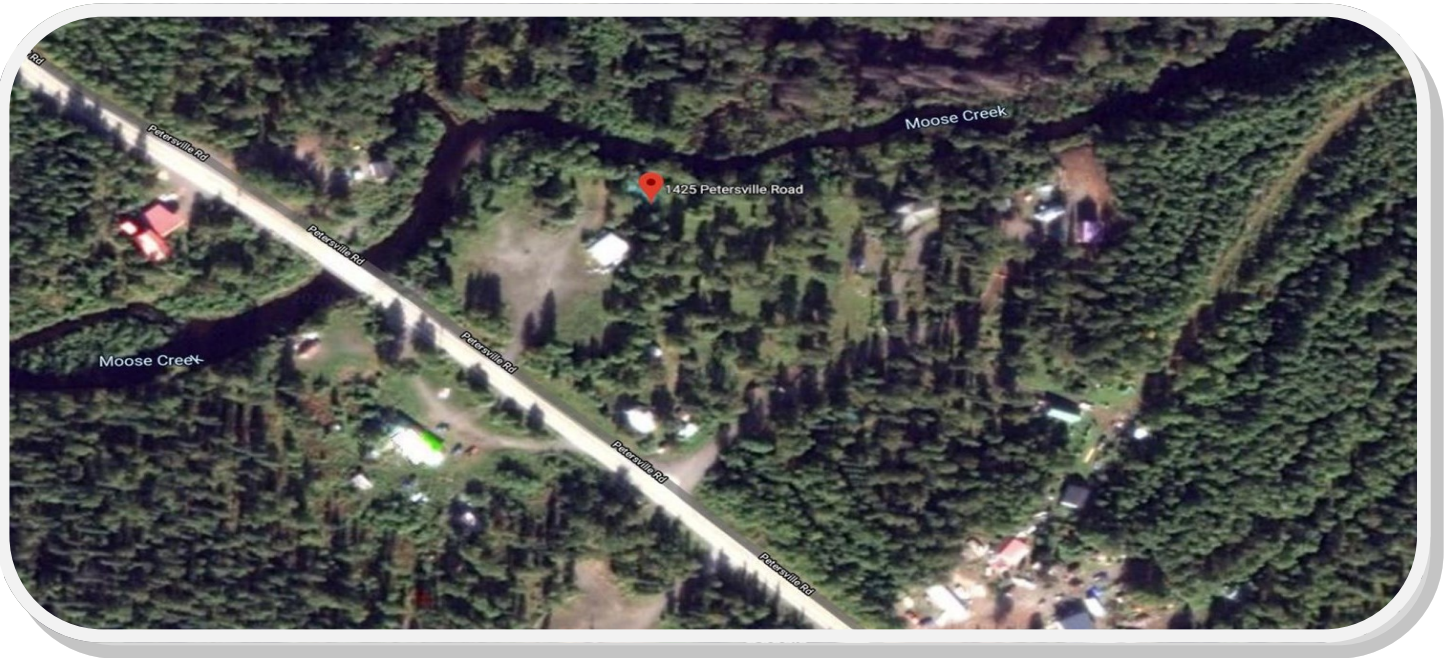


1425 E PETERSVILLE RD, WILLOW



FOR SALE

Property Features

Lot Size: 2.38 Acreages

Sale price: \$60,000.00

Zoning: UNK—Unknown (re: all MSB)

CURT NADING, PRESIDENT
CURT@CREALASKA.COM

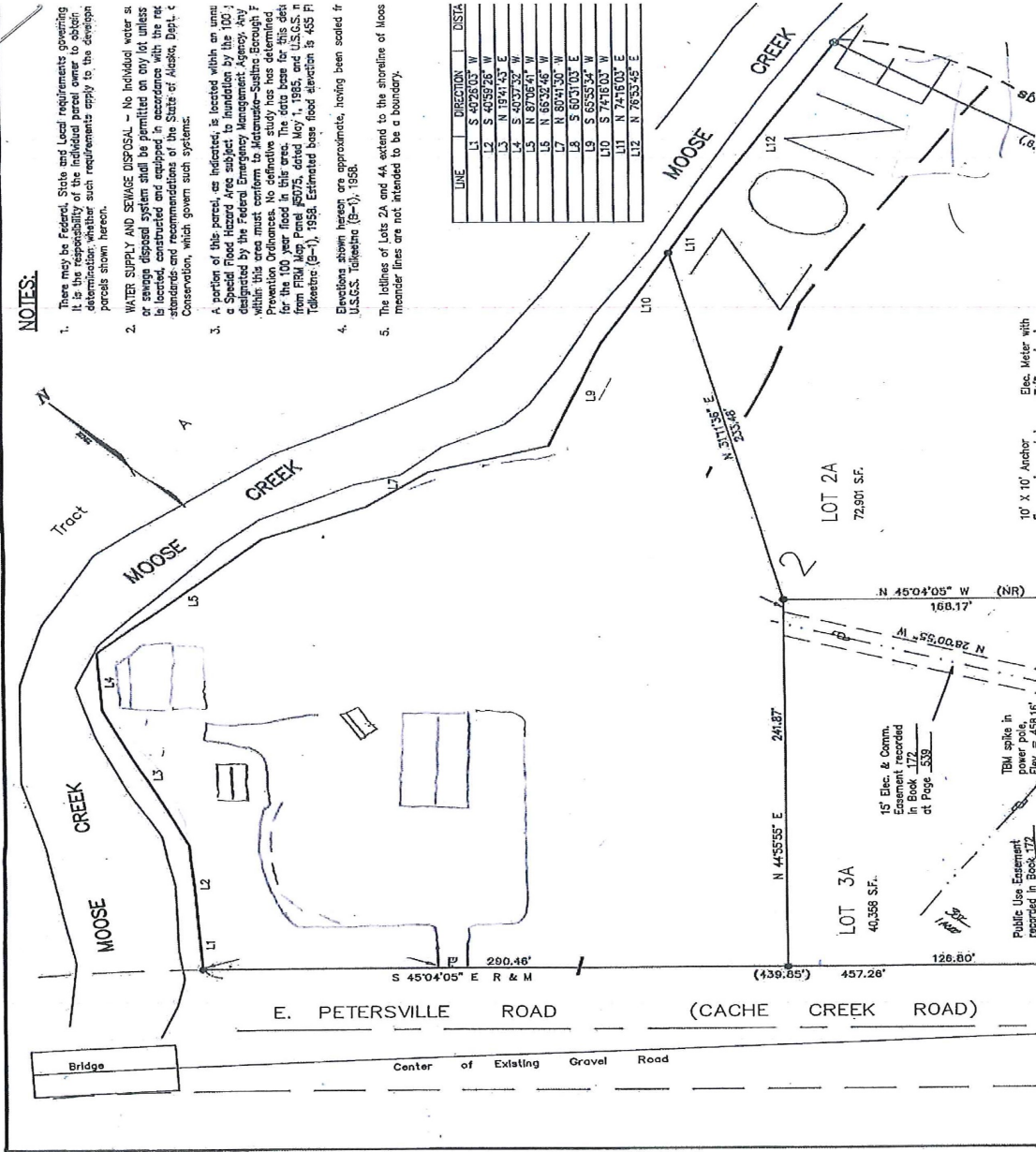
SEASON BAKER
SEASON@CREALASKA.COM

COMMERCIAL REAL ESTATE ALASKA
341 W. TUDOR, SUITE 103, ANCHORAGE, AK 99503 |
(907) 261-7302



1425 E PETERSVILLE RD, WILLOW

MAP



- NOTES:**
- There may be Federal, State and Local requirements governing it is the responsibility of the individual parcel owner to obtain determination whether such requirements apply to the development parcels shown herein.
 - WATER SUPPLY AND SEWAGE DISPOSAL** - No individual water or sewage disposal system shall be permitted on any lot unless it meets the minimum standards of the State of Alaska Dept. of Conservation, which govern such systems.
 - A portion of this parcel, as indicated, is located within an unincorporated Special Flood Hazard Area subject to inundation by the 100-year flood. This area must conform to Mitigation-Subsidence Through Flood Prevention Ordinances. No definitive study has been determined for the 100-year flood in this area. The data base for this area is from FEMA Map Panel #2075, dated May 1, 1985, and U.S.G.S. in Tallentire (S-1), 1958. Estimated base flood elevation is 433 Ft.
 - Elevations shown herein are approximate, having been scaled from U.S.G.S. Tallentire (S-1), 1958.
 - The lotlines of Lots 2A and 4A extend to the shoreline of Moose Creek. Inside lines are not intended to be a boundary.

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 CURT@CREALASKA.COM

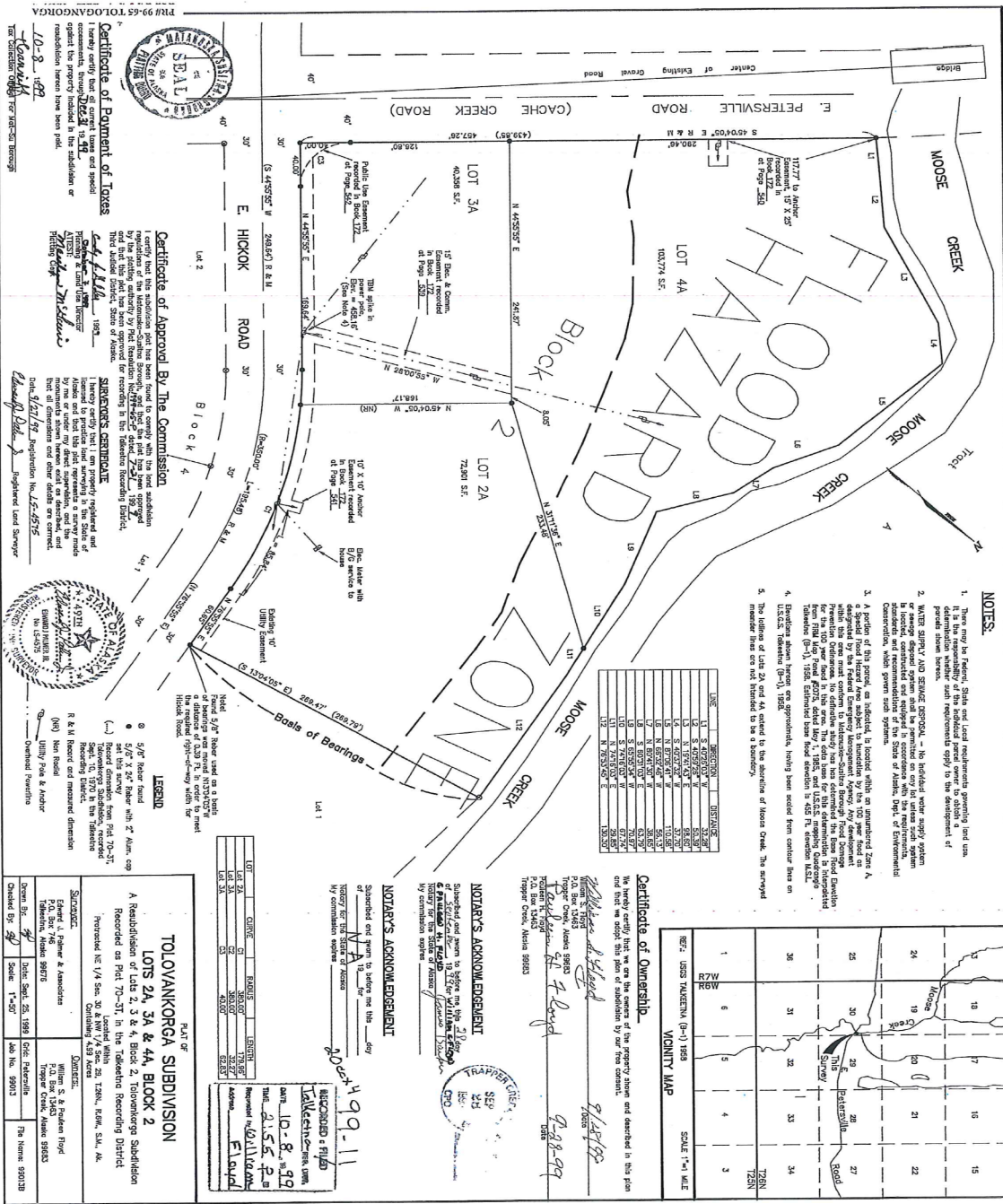
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PLAT



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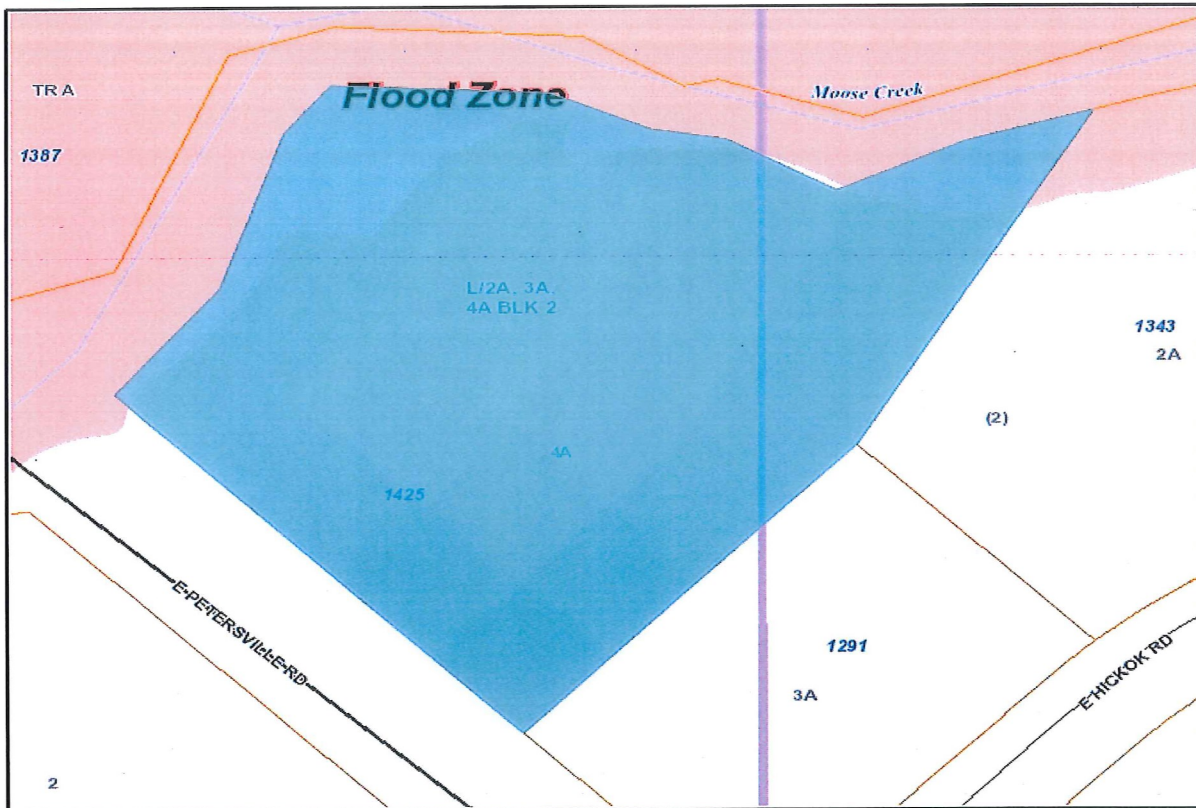


1425 E PETERSVILLE RD, WILLOW

MAT-SU BOROUGH PARCEL REPORT

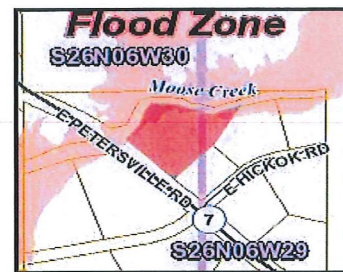


Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Legal Description: TOLOVANKORGA RSB B/2 L2-4 BLOCK 2 LOT 4A



Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Report generated 1/13/2020 10:41:55 AM

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1425 E PETERSVILLE RD, WILLOW

TAX INFO

1/13/2020

Matanuska-Susitna Borough- myProperty Detail



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 4898B02L004A

Site Information

Account Number	4898B02L004A	Subdivision	TOLOVANKORGA RSB B/2 L2-4
Parcel ID	4297	City	None
TRS	S26N06W30	Map PV47	Tax Map
Abbreviated Description (Not for Conveyance)	TOLOVANKORGA RSB B/2 L2-4 BLOCK 2 LOT 4A		

Site Address 1425 E PETERSVILLE RD

Ownership

Owners

Primary Owner's Address

Buyers

Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2019	\$12,000.00	\$15,772.00	\$27,772.00	2019	\$12,000.00	\$15,772.00	\$27,772.00
2018	\$12,000.00	\$15,772.00	\$27,772.00	2018	\$12,000.00	\$15,772.00	\$27,772.00
2017	\$12,000.00	\$15,772.00	\$27,772.00	2017	\$12,000.00	\$15,772.00	\$27,772.00

Building Information

Structure 1 of 3

Business Use	None	Residential Units	1
Design	Residential Building	Condition	Sub-Standard
Construction Type	Cabin	Basement	None
Grade	Log	Year Built	1970
Building Appraisal	1215 - Cabin	Foundation	Wood Sills
Septic	\$7472	Well	Well 1 - Drilled Well
	Septic 2 - Cess Pool Only		

Structure 2 of 3

Business Use	None	Residential Units	1
Design	Mobile Home	Condition	Sub-Standard
Construction Type	Trailer	Basement	None
Grade	None	Year Built	1971
Building Appraisal	19.1	Foundation	Wood Posts
Septic	\$7100	Well	

Structure 3 of 3

Business Use	None	Residential Units	1
Design	Residential Building	Condition	Sub-Standard
Construction Type	Cabin	Basement	None
Grade	Log	Year Built	1955
Building Appraisal	1210 - Cabin	Foundation	Wood Sills
Septic	\$1200	Well	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Barrel Stove - 8S		100%
1	First Story	560 Sq. Ft.	100%
3	First Story	319 Sq. Ft.	100%

Tax/Billing Information

Year Certified	Zone	MILL	Tax Billed
2019 Yes	0052	15.369	\$426.82
2018 Yes	0052	15.289	\$424.60
2017 Yes	0052	15.29	\$424.63

Recorded Documents

Date	Type
11/12/2003	QUITCLAIM DEED (ALL TYPE)
10/26/1999	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)
[Talkeetna 2003-001828-0](#)
[Talkeetna Bk: 172 Pg: 932](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$426.82		\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.38	2.38	Assembly District 007	10-040		030 Trapper Creek RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 1/13/2020 12:00:24 AM

<https://myproperty.matsugov.us/mydetail.aspx?PID=4297>

1/1

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1425 E PETERSVILLE RD, WILLOW

ZONING: UNK

UNK—Unknown (re: all MSB)

1425 E PETERSVILLE RD, WILLOW

DISCLAIMER

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The recipient of these marketing materials agree that the Owner and Commercial Real Estate Alaska and their Licensee(s), shall not have any liability to the recipient of these marketing materials as a result of their use. It is understood that the recipient is expected to perform, and is responsible for, such due diligence investigations and inspections of the subject property, including investigations of any environmental conditions, as the recipient deems necessary or desirable and as permitted by agreement by the Owner.

By acceptance of these marketing materials, the recipient acknowledges and agrees to bear all risk for any inaccuracies or omissions and to hold Commercial Real Estate Alaska and their Licensee(s) harmless therefrom.

Buyer responsible to conduct own due diligence including suitability for intended purpose.

a. Buyer is advised to research land use, to confirm actual square footage of the building to their satisfaction, building regulations, zoning, CC&R's, utility locations, code compliance, status of permits issued, availability and cost of insurance, the possible existence of mold or asbestos or radon or other substances/gases known to cause health issues, and any other issues which may affect the Property and/or the Buyer's intended use of the Property.

1031 Tax Deferred Exchange: Seller may be participating in an IRC Section 1031 Tax Deferred Exchange. Buyer agrees to cooperate with Seller in the 1031 Exchange closing procedure. Buyer agrees that the Seller's rights and obligations under a Purchase and Sale Agreement may be assigned to an Intermediary facilitator for the purpose of completing the Exchange. Buyer shall incur no costs, fees or liability for participating in the exchange process. Buyer agrees to sign documentation necessary to conclude the IRC 1031 Tax Deferred Exchange closing, if applicable.