

For Sale



80 Acres & 560 Lake Front

Sale Price: \$200,000

STEWART SMITH

C: (907) 727-8686

Email: Stewart@StuSell.com



WWW.STUSELL.COM

SSS COMMERCIAL REAL ESTATE • 5100 Cordova Street Suite 207 Anchorage, AK 99503

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Information

Point Mackenzie Area

Address: Township 15 N Range 4W Section 25 Lot B3

Legal \$200,000.00

Price: This 80 Tract has nice high ridge with ATV Trail through center Has 500 foot of unnamed lake But appears to hold fish Lots of Moose and Black Bears roam the area The Parcel has been in Partnership for 20 years and now its time to sell . Look at the attached Plat and and information for access to parcel . Well treed however does have some lower ground . But plenty of great building spots for hunting & tree platforms for wildlife Own your own hunting land a get -away spot with a lake Lake is 1650 Feet Long so Careful on Float Plane flying A ATV trail off S Rex Bell to the South East is about 1/2 Mile to Property

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Description

Owner 1: WILSON RICHARD G
 Owner 2: OTIS HOLLY D PEARSON
 Legal: TOWNSHIP 15N RANGE 4W
 LOT B3 SECTION 25
 General Ownership: PRIVATE
 Account: 15N04W25B003
[Create PDF Parcel Report](#)
[View in myProperty](#)

Details





Parcel ID
 6608

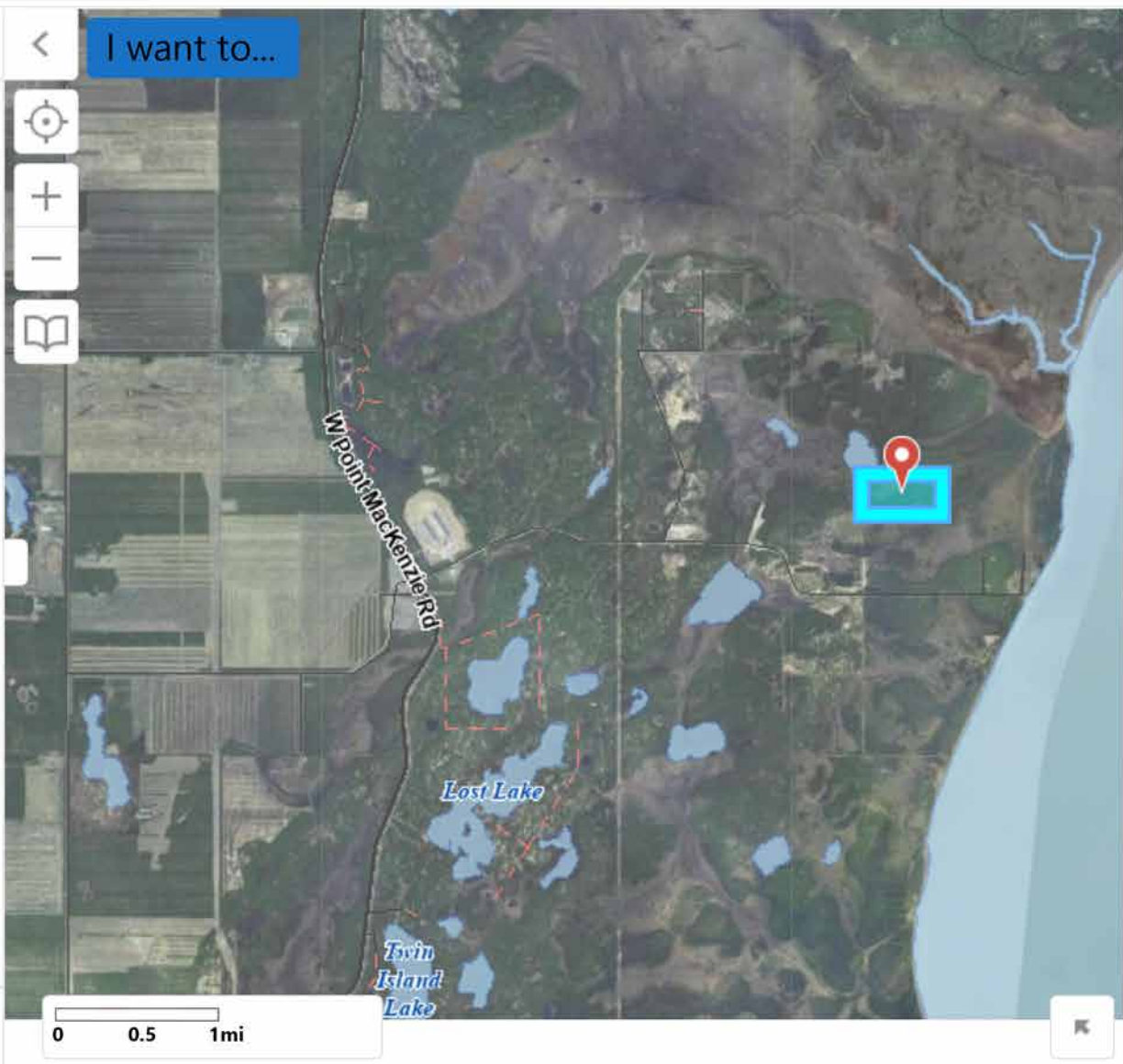
 Account ID
 15N04W25B003

 General Ownership
 PRIVATE

 Owner
 WILSON RICHARD G

I want to...



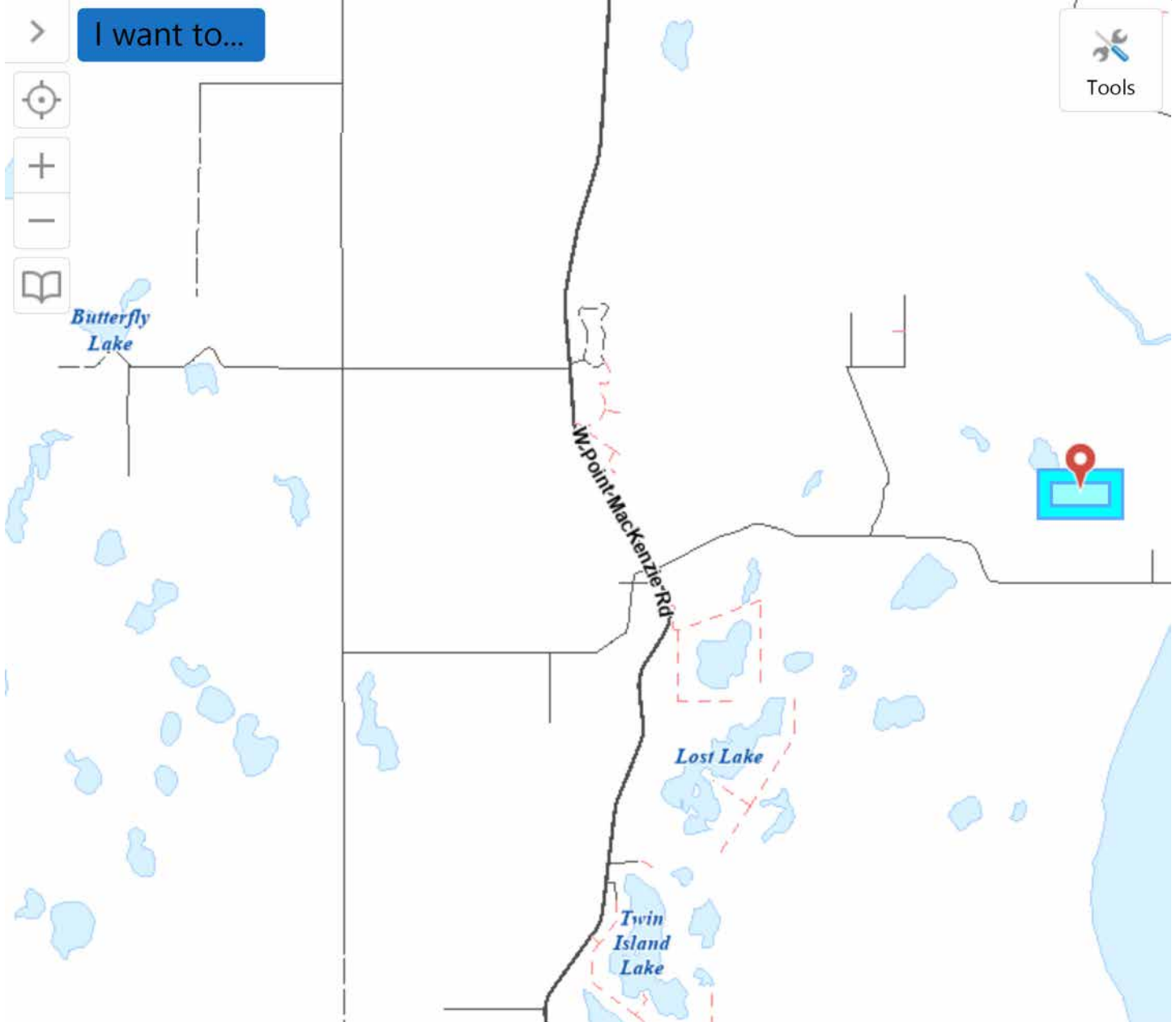
0 0.5 1mi

MSB Parcel Viewer

MATANUSKA-SUSITNA BOROUGH



> I want to...





MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 215N04W25B003

Site Information

Account Number	215N04W25B003	Subdivision	
Parcel ID	6608	City	None
TRS	S15N04W25	Map GB14	Tax Map
Abbreviated Description (Not for Conveyance)	TOWNSHIP 15N RANGE 4W SECTION 25 LOT B3		

Ownership

Owners	WILSON RICHARD G OTIS HOLLY D PEARSON	Buyers	
Primary Owner's Address	UNIT A 2910 DAWSON ST ANCHORAGE AK 99503-3840	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2022	\$76,500.00	\$0.00	\$76,500.00	2022	\$76,500.00	\$0.00	\$76,500.00
2021	\$76,500.00	\$0.00	\$76,500.00	2021	\$76,500.00	\$0.00	\$76,500.00
2020	\$76,500.00	\$0.00	\$76,500.00	2020	\$76,500.00	\$0.00	\$76,500.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2022	No	0021	::	::	12/1/2017	CORRECTIVE DEED	Palmer 2017-028127-0
2021	Yes	0021	10.374	\$793.61	2/23/2015		Palmer 2015-003032-0
2020	Yes	0021	10.833	\$828.72	10/19/1962	WARRANTY DEED (ALL TYPES)	Palmer 1962-000000-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$862.67		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

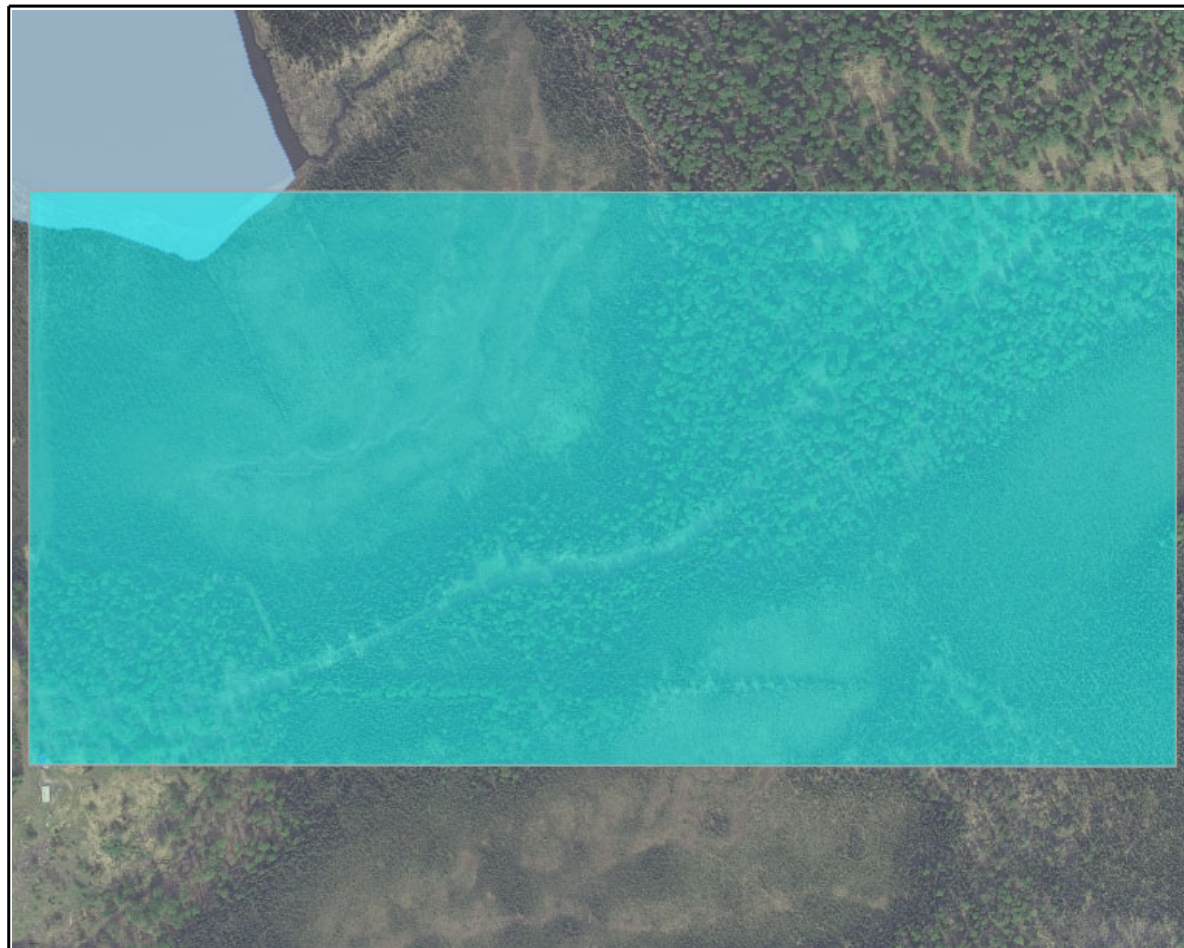
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
80.00	80.00	Assembly District 005	08-150		

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

Last Updated: 3/18/2022 2:00:00 PM

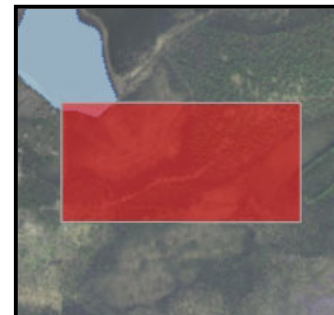


Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 15N04W25B003
Owner(s): WILSON RICHARD G
 OTIS HOLLY D PEARSON
General Owner: PRIVATE
Legal Description: TOWNSHIP 15N RANGE 4W SECTION 25 LOT B3



Parcel location within Matanuska-Susitna Borough

MSB Parcel Viewer

MATANUSKA-SUSITNA BOROUGH

I want to...

S15N04W24

S15N04W26

S15N04W25

Tools

Layers

Filter Layers... Filter

- ParcelViewer
- Facilities
 - Public Facilities
 - Recreational Facilities
- Transportation
 - Road Mileposts
 - Major Roads
 - Roads
 - Alaska Railroad
- Mat-Su Borough Boundary
- S.O.A Recording Districts
- Assembly District Boundaries
- MSB Cities and Towns
- Incorporated Cities

Home Layers Parcels (1)

0 300 600ft

MSB Parcel Viewer
MATANUSKA-SUSITNA BOROUGH

I want to... 123

S15N04W24

S15N04W25

S15N04W26

Tools

0 300 600ft

1 of 1

3/18/2022, 3:16 PM

The image displays a web-based parcel viewer interface. At the top, there is a header with the Matanuska-Susitna Borough logo and the text "MSB Parcel Viewer" and "MATANUSKA-SUSITNA BOROUGH". A search bar contains the text "I want to... 123". The main area is a satellite map with orange parcel boundaries. A central parcel is highlighted with a yellow border and labeled "S15N04W25". Other parcels are labeled "S15N04W24" and "S15N04W26". A purple line runs horizontally across the top of the map. On the left side, there are navigation icons: a home icon, a zoom in (+) icon, a zoom out (-) icon, and a map book icon. On the right side, there is a "Tools" button with a wrench icon. At the bottom left, there is a scale bar showing 0, 300, and 600 feet. At the bottom right, there is a small square icon with a right-pointing arrow.