

FOR SALE
35.37 ACRES OF
AGRICULTURE/FARMLAND
WILLOW, ALASKA



Location: Go north from Wasilla on the George Parks Highway to Willow, turn left at mile 71 onto the Willow Creek Parkway, go 2 miles turn left on Crystal Lake Road, go 1.5 miles then turn left on Shirley Lake Drive go 1/4 mile property is on right, see for sale sign.

Address: 26238 W Shirley Lake Dr., Willow, Alaska

Legal: S19 N05 W13 C002

Parcel Size 35.37 Acres

Tax-ID#: 19N05W13COO2

Taxes: \$135.40 for 2011

Utilities: Electric and Phone on adjacent properties, well on property but owner does not know if it is usable.

Zoning: Agriculture

Details: 35.37 acres of Agriculture farmland, some wetlands on the southwest corner, Shirley Lake Drive is paved on north boundary. Near the Deska Landing on the Susitna River and the mouth of Willow Creek. Great fishing and hunting area and lots of snow for winter activities.

Sale Price : **\$129,900 owner financing**
 20% down payment w/ 7% interest rate.

For additional information contact: James W. Riley, Broker

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