

Address: 33475 Sterling Highway



Listing #	21-16889	Price-List	\$ 370,000
Status	Active	Near	Sterling
Zip Code	99672	Type	Land
Acres	1.64	Subdivision Plat Type	Fee Simple
Assessed Value \$		Down Payment	
Grid # (Muni Anch)	N/A	Latitude	60.534880
Longitude	-150.750139		

Area: 340 - Sterling
Borough/Census Area: 1B - Kenai Peninsula Borough
Region: 1 - Southcentral Alaska Region
Zoning: UNK - Unknown

School-Elementary	Sterling	School-Middle	Skyview	School-High	Soldotna
SF-Lot	71,548	Acres	1.64	Remote Description	
Grid # (Muni Anch)	N/A	Tax Map #-Mat-Su	N/A	Tax ID	06552008
Taxes (Estimated)	\$ 2,550	Tax Year	2021	Foreclosure/Bank Own	No

Directions: Heading south towards Soldotna, just before Moose River, property is behind Select Physical Therapy building – look for Seller's sign.

Legal: Schwanke #2 L1B B2

Public Remarks: Excellent opportunity to own your own fishing spot on the famous Kenai River. Approx. 71,548sf or 1.64 acres. Located near the Moose River. Approx. 200' river frontage per Plat. No buildings on the property. Seller prefers cash however, Owner finance with minimum 33% down payment with approved credit and terms acceptable to Seller. Proposed Purchaser to verify all information and shall conduct own

Vacant Land Type: Recreational	Topography: Sloping	Access: Dedicated Road
New Finance (Terms): Cash; Conventional; Owner Finance	View Type: River	Road Maintenance: Road Mntd All Year
	Wtrfrnt-Access Near: River	Documents: Docs Posted on MLS; Prop Discl Available; Other - See Remarks
	Wtrfrnt-Frontage: River	
	Waterfront Name: Waterfront Name: Kenai River	
	Utilities: Natural Gas-In Area; Elec - Adj to Site; Telephone - Adj Site; Well - None; Pub Wtr-None; Sewer-None	

Land Features: Driveway; Road Service Area; View

Agent Days On Market	4	Commission Type	%	Commission to SO	2.50
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LO: Pacific Tower Properties(907) 561-4010

Provided as a courtesy of Mobile - (907) 242-5309
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due diligence investigations to confirm property is suitable for its intended purpose. Review Anadromous water brochure www.kenairivercenter.org. Other disclosures available. Property abuts State of Alaska land.