



0.28 Acres

\$13,995

**Matanuska-Susitna Borough,
Alaska**

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Property Details

Property Types: Land, Residential, Recreational
State: Alaska
County: Matanuska-Susitna Borough
City: Chickaloon
Zip: 99674
Price: \$13,995
Total Acreage: 0.28
Property ID: C-2022063
Property Address: Bestline Avenue, Chickaloon, AK, 99674
APN: 56027B02L006
Dimensions: 80' X 150'

GPS: 61.785906, -148.515196
Subdivision: Bestline Park
Block: 2
Lot: 6
CCRs: None
Association Fees: None
Roads: Good Gravel
Time Limit to Build: None
Taxes: \$15
RV Policies: Allowed

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Nice level corner lot in the Bestline Park Subdivision in Chickaloon Alaska, about 30 minutes northeast of Palmer off the Glenn Highway in the Matsu Valley. This 1/4 acre + lot is located at the corner of Bestline Avenue and North Castle Mountain Street. Bestline is a good gravel road and the main east-west road in the subdivision. The lot is partially wooded.

Chickaloon

Chickaloon is located off the Glenn Highway and is surrounded by the Talkeetna and Chugach Mountains and flanked by the mighty Matanuska River, making it a great starting point for outdoor adventures. Originally the area was a center of trade by Athabascan people who brought copper, sheep, and goats from the north to swap for salmon, beluga whale, and fur seals from tribes from the south. The most popular activity in Chickaloon is whitewater rafting on the Matanuska River. The river is famous for the Lion Head, a stretch of Class III-IV rapids. King Mountain State Recreation Site is a popular camping and fishing destination on the banks of the Matanuska River within a mile of town. Farther west is Matanuska Glacier, a 24-mile-long river of ice where outfitters take visitors for treks across the frozen surface or rig them up with crampons and ice axes for an afternoon of ice climbing.

Palmer

As the borough seat of the Matanuska-Susitna Borough, Palmer is located 42 miles northeast of Anchorage on the Glenn Highway in the Matanuska Valley. Palmer hosts the annual Alaska State Fair, and is also the headquarters of the National Tsunami Warning Center. In Palmer you will find several hotels, restaurants, and plenty of shopping (both local and national).

Land Information:

Legal: Bestline PK BK 02 LT 006 Plat 1969-2, Palmer Recording District, Third Judicial District, State of Alaska.

MSB Tax Account No: 56027B02L006

Address: Bestline Avenue, Chickaloon AK 99674

Dimensions: 80' X 150'

Size: .28 acres

GPS: Approximate GPS Coordinates:

61.786014, -148.515674 (NW Corner)

61.785992, -148.514747 (NE Corner)

61.785782, -148.514750 (SE Corner)

61.785770, -148.515666 (SW Corner)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.

Document preparation fee: \$299

C-2022063 EHHR

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
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