



**2.23 Acres**

**\$19,900**

**Kenai Peninsula Borough, Alaska**

landresellers.com/properties/f1caa20dc0f



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Alaska  
**County:** Kenai Peninsula Borough  
**City:** Ninilchik  
**Price:** \$19,900  
**Total Acreage:** 2.23  
**Property ID:** Wolverine Flats lot 6-1 cul-de-sac  
**Property Address:** Roeker Cul-de-sac, Ninilchik, AK  
**APN:** 15956111

**GPS:** 60.022569153343, -151.63358579969  
**Subdivision:** Wolverine Flats  
**Lot:** 61  
**Association Fees:** none  
**Roads:** dirt  
**Power:** No  
**Taxes:** \$68  
**Seller Fees:** 90

ALASKA

Land \* Real Estate

2 adjoining lots availableNinilchik area Wolverine Flats

**this is for lot 6-1 which is the ORANGE PARCEL ON PLAT MAP.**

lot 6-2 is purple parcel

- Size: 2.23+/- acres
- APN#: 15956111
- **LEGAL DESCRIPTION: Lot 61, Wolverine Flats 1985 Subdivision of Tracts 6 and 10 according to plat 86-25, Homer recording district, Third judicial District, State of Alaska.**
- STATE: Alaska
- COUNTY: Kenai Peninsula Burough
- GENERAL LOCATION:SE of Ninilchik West side of Roeker st.
- GPS (approx. ): - - common point in Cul-de-sac: 60.022718 , -151.632868 ; NW/NE common point: 60.023439 , -151.632657 ; Top of Cul-de-sac: 60.022579 , -151.633141 ; SW: 60.022579 , -151.634584 ; NW: 60.023439 , -151.634579
- GENERAL ELEVATION: 220'
- GENERAL INFORMATION: Corner Lot and adjoining lot in cul-de-sac. Camp RV Build. \* A 3rd lot is available, it is the lot below the orange lot\*. CAMP, RV BUILD. NO RESTRICTIONS
- TYPE OF TERRAIN: level-rolling
- ZONING:
- POWER: No
- PHONE: No
- WATER: no. would need to install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$68 a year
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- TITLE INFORMATION: Free and clear
- Outside Info Links: Kenai Borough
- AREA INFO: Kenai Peninsula
- Owner financing available.
- No Qualifying. No Credit Checks.

- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.
- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates
- FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) Area Land Page

## Seller Information



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