



**2.23 Acres**

**\$19,900**

**Kenai Peninsula Borough, Alaska**

[www.landresellers.com/properties/f1caa20dc0f](http://www.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



1881.com Investments  
[www.1881.com](http://www.1881.com)  
Austin, TX 78727

5124789999  
[land@1881.com](mailto:land@1881.com)

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.