

The property overlooks the Richardson Highway and Delta River basin @ mile post 237.5. Property looks west toward the Alaska Range in Isabel Pass with views of over 40 mountains over 5,000 ft high and two over 13,000 feet high; Mt. Moffitt and Mt. Hayes.

Lots are about three quarters of a mile from the highway. No one that has cabins here wants a road built, as they are recreation users. The trail follows the surveyed roads as not to trespass on others properties.

The 360 degree view is spectacular. You can see the Buffalo calving in the spring. The grass shoots start early because it is windy and keeps the Delta River clean of snow.

There is a gravity water system to supply water to sight from upper creek on lot; it provides fresh, clear water that flows all year long. 34 degrees water temp; great for refrigeration in summer.

Property access:

The trail into this property starts at mile post 237.5 on the Richardson Hwy, about 33 miles south of Delta Junction and about a mile south of Donnelly Campground. The trail follows the subdivision access road (Donnelly Way) due east towards the subdivision which is mostly located on the hill side. Donnelly way intersects with Jeff Drive; head north along the hillside about a half mile crossing two small creeks; the first one rarely freezes in winter, the second one glaciates all winter. This second creek has a tremendous amount of bull rock to stabilize the foundation of the trail, with a small culvert to allow for water flow without erosion. You will pass by a small lake; then another half mile where you will see a tree with a no trespassing sign indicating the bottom of Lot 6. As you go up hill on this trail you will notice a pile of gravel under a tree on the left side of the trail. There is a small Creek that runs between the two lots all year round, mostly dissipating in the alluvial at the lower end. About half way up is a locked gate to stop trespassers.

Foundation:

Massive seismic buffered foundation built 1996 (this foundation has with stood a 7.3 earthquake). Approximately 28' x 32'. It has radon venting, awwf inner retaining walls, high density two 2 inch layered liner styrofoam, floor & sump drains installed, cast iron plumbing 4 inch, 92 cubic yards of bull rock, for heat sink, air registered airflow dispensers. Galvanized steel studs, 8 inch,galvanized, 12 inch galvanized floor joists, assorted steel galvanized bar joists,(6 each, 21 foot) steel i-beams, rebar, 4" steel well casing, 7 foot integrated steel pipe bar joists welded pipe, freestanding, back porch, & 9 foot welded steel pipe bar joists front porch, free standing, assorted deck pan, sheeting, cement mixer with new engine. 15 yards of cement mixture sand & gravel on property for basement floor.