
Old Lodge Site at confluence of Copper & Tielcel Rivers

File #E110

Land Size:	10.14 Acres Total
Price:	\$119,900 for all
Area:	Eastern Interior; across Copper River from the Wrangell St. Elias National Park.
Legal Description:	Lots 3, 4 & 17 Tielcel Station Subdivision; Chitina Recording District; Plat #78-11
Directions:	Located at the confluence of the Copper & Tielcel Rivers on the SW shore of Harley's Pond. Approx. 28 miles south via the Copper River from Chitina.
Access:	River boat; snowmachine, or airplane on wheels (gravel bar) or floats (Harley's Pond).
Water Front:	Approx 731.24' of frontage on Harley's Pond. Beaver dams have caused some overflow onto lots 3 & 4. Access to the Copper River and great fishing for the world renowned Copper River Reds, Kings & Silvers. Fish for Steelhead Trout on Harley's Pond.
View:	River, Glacier & Mountain views.
Utilities:	Outhouse; good spring water; generator power.
Covenants:	None; unrestricted
Buildings:	Remnants of a two story Lodge and small log cabin remain on property. Property being sold "as-is, where-is"; Seller offers no warranties or guarantees as to the structures current condition or existence.
Topography:	Level to gently rolling.
Trees:	Birch, Sitka spruce, cottonwood & alder. Lots of wild berries.
Surveyed:	Points were originally marked with brass or aluminum capped monuments as indicated on plat.
Taxes:	None
Terms:	Cash; or Owner will finance sale with a minimum of 25% down payment.
Remarks:	This area served as a railroad turnaround for the Cordova to McCarthy railroad line serving the famous copper deposit in Kennicott in the early 19 th century. Sales price includes a 76' John Deere 350 Crawler, a two-wheel dump trailer and a Honda

ATV; also, all furniture on site. Game in the area include beaver, bear, moose, sheep, goats, ermine, wolves, ducks, geese & grouse. Seller is a licensed real estate broker in the state of Alaska. Lots must be sold together; no exceptions.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.