

The Knoll

Alder View Subdivision ASLS 80-137 Block 16 Lots 21 & 22



The Knoll is located approximately 1 ¼ miles by dirt trail from the Bentalit Airstrip. It consists of 2 cabins, a larger cabin with kitchen, living room, bathroom, etc, and a smaller guest cabin situated on 4.86 acres of land on a small grassy hill that overlooks a small meadow. My friends tell me they have seen moose in this meadow, and there is significant evidence of moose in this whole area. The trail runs from the airstrip, through the woods, past several lakes, and over several small hills and valleys. Otter Lake is a short walk by trail from the Property, so float plane access is also possible. There is also a trail leading from the back of the property directly to a side channel of the Yentna. The previous owner (once a bear guide) tied his boats there, and had built a series of wooden stairs leading down a hill from the trail to the boat tie downs.

There are two cabins, a large cabin with living room and kitchen, and 4 beds upstairs for sleeping. The living room downstairs is fully furnished with a couple couches, a dining room table with chairs, a coffee table, a TV with VCR and many movies. The kitchen has a plumbed in sink, a 4 burner propane stove with oven, and electric refrigerator/freezer, and many cabinets. There are lots of pots and pans and silverware, etc. I believe the bathroom has a sink and shower, but not a flush toilet. There are 2 outhouses on the property. There is a drilled well on the property, and a 50 gallon propane fired hot water heater.

There is a wood stove installed in the big cabin, as well as a 38,000 btu oil burner stove. I had someone install these, and they have not been used. The wood stove should be ready to go, but I don't think the fuel oil burner has the copper supply line attached yet (the installer ran out of time). There is a 50 gallon barrel out there for fuel oil.

The smaller cabin has bunk beds and mattresses for sleeping (at least 4). It also serves as a storage facility for all the fishing gear.

There is a full sized Ford Bronco parked there, but I don't know if it runs. I turned the key in the ignition once, but nothing happened. Could be dead battery or starter is bad. There was a boat that goes with the cabin, it's probably 18 feet long and has a tunnel. It didn't have a motor, and I have no idea what condition it's in as I never used it. There are lots of fishing poles and reels, tackle boxes, and misc tools. There are several freezers, don't know their condition. There is a Ridgid electric start generator, it supplies both 110v and 220v, don't remember exactly, but I think it is around 8500 watts. The well required 220 volts. I did fire up the well and it produced good water flow.

It's been a couple years since I've been out there to see the place, I know last time I was there we hauled out pressure treated wood to replace one of the porches. I have no idea what does or doesn't work out there, so you'd probably want to check on things yourself, as I won't get out there because of my hip surgery.

Larry House

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