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## Lodge & Duplex on Denali Highway

**File #L131**

<b>Land Size:</b>	5 Acres
<b>Price:</b>	\$550,000
<b>Area:</b>	Denali Area (Denali Highway)
<b>Legal Description:</b>	USS #8523; Nenana Recording District
<b>Directions:</b>	Located on south side of Denali Highway at approx. mile 99.5; see maps.
<b>Access:</b>	Maintained gravel road in summer; road unmaintained in winter (essentially closed). BLM airstrip (landowner lease possible).
<b>Waterfront:</b>	Creek meanders thru parcel.
<b>Utilities:</b>	Propane, wood & electric heat; generator. 30' private well; private septic & leach field.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	Lodge: 2,816 sf log & wood frame built 1960. 6 Bedrms, 1 Full Bath, 2 half baths. Covered porch, portable storage van, wood shed, generator shed, sauna. Metal roof. Interior features include kitchen stove, dishwasher, fridge w/freezer, microwave, pantry w/large cooler, chest & upright freezers, electric water heater, two pressure tanks, wood stove & washer/dryer. Duplex: 782 sf (391' each side – 23'x 34') wood frame with log slab built 1984. 782 sf of attic space. Bed & bath on each side (they share a hot water heater). Large, uncovered porch. Mud room entry. Metal roof. Queen size bed, table, chairs, futon & electric water heater on each side. Generator Shed: 437 sf (19'x23') 2.5 Acre Corral: charger mounted at gate.
<b>Topography:</b>	Level along creek with rolling ridges on either side.
<b>Trees:</b>	Spruce; Blue berries & crow berries.
<b>Surveyed:</b>	Yes; corners were originally marked with 30" aluminum posts with 2.5" caps as indicated on Survey Map.
<b>Taxes:</b>	Approx \$2,070.48 yr

**Terms:** Cash; or Seller will finance sale with a minimum of \$100,000 down payment.

**Remarks:** Turn-key: Included in sales price are beds, tables, chairs, futons, dishwasher, fridge & freezers, microwave, cooking & baking utensils, sofas, book shelf, tv, bar stools, bedding, towels, silverware, dishes. Property is being sold as an asset; no financials for Lodge income are available. Property to be sold AS-IS, WHERE-IS.

**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.**