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## Log Cabin w/Airstrip on 331.45 Acres near Skwentna River & Shell Lake

**File #S474**



<b>Land Size:</b>	331.45 Acres Total
<b>Price:</b>	\$500,000 for all
<b>Area:</b>	Mat-Su Remote SW (Shell Lake area)
<b>Legal Description:</b>	Tracts A, B, C & D of ASLS #88-031; Tracts A & B of ASLS #89-022; and Tracts A, B & C of ASLS #92-072; Anchorage Recording District; Plat #'s 93-2, 90-100 & 93-147.
<b>Directions:</b>	Located approx. 1 mile north of Skwentna River and 2 miles SW of Shell Lake; see maps.
<b>Access:</b>	Two private airstrips on property (1,800 ft & 600 ft); or snowmachine in winter.
<b>Waterfront:</b>	Creekfront on Tracts B & C of ASLS #92-072 and Tract A of ASLS #88-31. Wetlands noted.
<b>Utilities:</b>	Generator for electric; Woodstove for heat. Shallow well; private septic.
<b>Covenants:</b>	None; unrestricted.
<b>Buildings:</b>	1,816 sf two-story Log Cabin built 1996; refurbished in 2023 (outside sanded and stained). Metal roof. Covered porch; storage and generator shed.
<b>Surveyed:</b>	Yes; the corners were originally marked with aluminum monuments as noted on plats.
<b>Taxes:</b>	Approx \$2,219.92 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a large down payment.
<b>Remarks:</b>	Turn-key; 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.