

Scotty Lake Property Overview

March 24, 2023

Site Location and Character

- One 480-acre or two 240-acre undeveloped properties in the Trapper Creek area (approximately a 2.5 hour drive north of Anchorage) extending across the north shore of Scotty Lake.
- Property lies about a mile north of Petersville Road across Scotty Lake and extends to the east and west beyond the north end of the lake (see Property Map).
- Characterized by rolling terrain, divided into upland forested benches and lowland muskeg formations.
- Uplands covered by mature birch, white spruce, and black spruce, with low shrubs of willow, berries and an underlying blanket of grass and moss.
- About 2,000 feet of lake frontage and Denali overlooks the property.
- Small stream feeding into Scotty Lake traverses the property.

Special Attributes

- In addition to agricultural development, this fee simple property is attractive for semi-remote homesites (school on Petersville Road), as well as second home or recreational use.
- Scotty Lake supports canoeing and boating (motors allowed), float plane and ski plane use, and the entire property provides for excellent snow machining and cross-country skiing.
- Property is close to East-West Express Trail (6 miles north of Scotty Lake) and Susitna West Trail (1.5 miles west of Scotty Lake) including 50 miles of groomed trails for snowmachiners, skiers, skijorers, and dog mushers.
- Property is an attractive hunting, recreation and wildlife viewing area. Wildlife observed includes nesting Trumpeter Swans and osprey, eagles, ducks, geese, river otters, lynx, moose, black bear, small game, etc.
- The parcel is 16 miles south of the border of Denali State Park, which abuts Denali National Park to the north. The vast majority of land between the parcel and Denali State Park is public with private ownership limited to small parcels adjacent to a few scattered lakes.

Access

- Plane access: The property is directly accessible by float plane and ski plane.
- Road access: Scotty Lake is accessible across a Matanuska-Susitna Borough public land parcel bordering the southwest corner of the lake. This parcel is accessed from South Legacy Ridge Road just off Petersville Road. Can drive across the parcel to a trail traversing the last approximately 115 feet to the lake.
- Lake access: The property is currently accessible across the lake by canoe, boat (motors allowed) and floatplane in summer, and by snow machine, skis, four-wheel drive motor vehicle and ski plane in winter.

Land Title and Agricultural Covenants

- This fee simple title property was conveyed directly to owners by a State of Alaska patent.
- Property is subject to agricultural covenants that allow limited construction activity and uses, in accordance with an owner developed soil conservation plan, which do not harm agricultural potential. The covenants do not require any agricultural development.

- Covenants limit construction activities to a home/second home/farm site, fields, roads and related buildings/structures/clearing for each owner.
- Patent provides for subdivision into four parcels of at least 40 acres each. Subdivision requires purchase of construction rights (currently \$6,660/parcel) for each of the three additional parcels.

Property Legal Descriptions

This property can be purchased as one 480-acre parcel or two separate 240-acre parcels.

The individual legal descriptions for the parcel options are:

Scotty Lake West (T26N, R6W, Seward Meridian, Section 23: Tracts A, B and D) MSB Tax ID #: 226N06W23A001 - About 240 acres.

Scotty Lake East (T26N R6W, Seward Meridian, Section 24: Tracts B, D and SW1/4NE1/4), MSB Tax ID #: 226N06W24B001 – about 240 acres.

As One 480-Acre Parcel, combine legal descriptions for Scotty Lake West and Scotty Lake East.