

## **A Note from the Sellers**

**This property offers a lot of privacy and freedom while enjoying 24/7 electricity, satellite internet and TV, gardens, lots of room for family and friends, and a wonderful feeling of independence. The grounds are landscaped with many different kinds of trees and plants.**

**Lots of lawn but comes with 2 new lawn mowers. There is an airfield for wheel planes about one mile away. Airplanes on floats and skies land on the river in front of the house.**

**There are two large docks to accommodate aircraft and boats. Access is by airplane (20 minutes from Anchorage), boat and snowmobile. The snowmobile trail is 25 miles from Point Mackenzie where the road system starts. Boat access to the road system is via the Susitna River Doshka Landing about 30 miles or South across the Knik Arm to Anchorage.**

**The property is 4.81 acres with 350 feet of river frontage. By next May 2011 an adjacent 5 acres may become available and one may be able to purchase that separately, if so desired.**

**The neighbors up and down the creek are very helpful. There are about a dozen year round residents and more than twice that in the summer and on weekends.**

**The mail plane comes once a week. (every Tuesday).**

**If one would like to run a business one could do so. The State of Alaska closed Alexander Creek to King Salmon fishing for three years beginning in 2008. It is still open to Silver Salmon (good runs) Rainbow Trout, Grayling, and Pike. We have had moose hunters and mountain climbers as guests but this was by word of mouth only.**

**Very good potential as a cabin rental business, B&B, etc. Winter offers a lot of potential for snowmobile destination. Should the King Salmon season open again and the word is, it may be next year or the year after, we have lots of inquiries from Europeans who would like to rent our cabins during June, which would provide some nice income as their group is approx. 25 – 30 people.**

**Electrical power is supplied by 8 deep cycle batteries tied to a 5.5 Kw inverter. The batteries are charged by diesel generators (8 Kw & 5 Kw), solar panels and 900 watt wind generator. The 8 Kw generator has automatic charging controls as well as the solar and wind generator inputs to the batteries.**

**My wife and I are selling due to a recent diagnosis of my physical health. I need to be closer to medical facilities.**

**In summary, this is a unique property that fulfills that basic desire for independence while presenting many opportunities for the present and future.**