

The Following was Prepared by the Seller

Here is a brief description of what we have:

Location: Remote yet road accessible, 20 miles before Delta Junction (which is the end of the Alaska Highway) and 5 miles back off the highway on a gravel road. This area is known for some of the states best moose and buffalo populations along with many other types of wildlife common to Alaska. Excellent quantities of blue berries and cranberries grow naturally in the woods surrounding the homes.

Special Consideration: Looking for the real Alaska survival property for these uncertain times but don't want to sacrifice the amenities of the twenty first century? This home and property has all the modern conveniences and utilities like electricity, indoor plumbing, private well, septic system, electric clothes washer, propane range and clothes dryer, and automatically controlled oil heaters but has the unique added advantage of all the "back to basic" survival and remote bush Alaska features as well. This includes a new very functional air-tight state-of-the-art wood cook stove, two additional air-tight wood heaters, and year-around in ground food storage cellars, and other custom features of functioning with out electricity.

Property Description: Consisting of 10 beautiful acres mostly wooded in birch, aspen, and spruce with slightly rolling terrain. The homes are built on knolls affording a nice view of the Alaska Range out of large picture windows on the front of the homes. There are four developed garden plots one has been moose proofed for the growing of the vegetables the moose love.

Main Home: Consists of three bedrooms and two full baths, 1720 square feet of living space. The construction is of milled spruce logs, sanded and sealed and giving the warmth, beauty and feel of belonging in Alaska. The roof is of brown metal that is not only attractive but also long lasting, safer from fires, and should help reduce insurance costs.

The interior is finished mostly in milled tongue and groove spruce that has a natural finish bringing out the beauty of wood and matching with the log construction. The limited amount of dry wall is custom textured to blend in beautifully with the wood. The floors are mostly of laminate making a very attractive finish that is easily maintained, very tough, and holds up well to the tracking of snow common to Alaska. A large kitchen has custom built cabinets constructed of matching tongue and groove naturally finished spruce. Cellars accessed from the interior allow for year-around food storage without the cost of refrigeration.

Attached to the home is an additional 600 square feet of living / work space with an airtight wood stove and an additional attached single car garage of 288 square feet that is heated by the same stove.

Guest Home: A second home consisting of 384 square feet with two sleeping / storage lofts is constructed of full round natural logs and custom scribe fitted at the corners. The home is fully insulated, has a metal roof, and a state of the art air tight wood cook stove that also provides ample heat to keep you warm on the coldest nights. This home is very cute and is built to look like the old time log homes constructed before modern times but was actually constructed new in 2009. This home does not have indoor plumbing or electricity offering the true experience of Alaska bush living. Of course these are available on the property if they wanted to be added.