

“As Prepared by the Owner”

Grand Living off the Grid with all The Modern Convenience's! This has it all. 5,759 S.Q.F Under Roof COMPLETE TURNKEY everything included in Sale Price (except the red airplane shown, it just visited for the day) Heavy Equipment, Honda ATV, Polaris Side x Side, Trailers Furniture (See Photos) Main House with State of Alaska Certified Septic System and Flushing Toilets – Sauna - Guest Cabin & Wood Shed Generator Building & additional outhouse/shed outdoor tools, chains, misc. tools rakes and shovels, etc.

Full size airplane hangar, concrete floors and bi fold door. Door is 45'4" wide and 22'8" high. Have had both a Maule M-7 and Super Cub hangered at the same time. The vehicle maintenance building is called the Morooka building. Sliding door on one end and personal door on the other for maintenance/repair with tool storage and work space inside (approx. 12X40') fully stocked with most every tool you can imagine for use at the lake.

In the hangar there is a full set of DeWalt hand battery tools. The other side of the shop is airplane storage along with lots of gas powered equipment like wood splitter, 8KW Lincoln generator/welder, new John Deere Zero-turn Lawn mower pull behind mower for runway, DR Brush Cutter, several chain saws, Honda 4-wheeler, etc. Pole shed for under cover storage of lumber and miscellaneous wood items.

Runway is Hard Packed gravel 1000x40' Construction equipment: 2011 John Deere 450 dozer with 3400 hours, full cab with heat, LGP (Low ground pressure or wide pads and very powerful John Deere winch Also included is a Case backhoe, 580 Super K with an extend a hoe and a clam bucket for picking up trees, etc. It also has a full cab with heat. It is 4WD and comes with chains.

The backup generator is approximately 3-year-old Kubota 8 KW diesel generator which is used when there is no sun for the solar panel or wind for the two wind turbines. The 8 KW Kubota generator is only used when there is not enough wind or solar power created to meet electrical needs. When this happens the controller automatically turns the generator on and refills the 8-6-volt battery bank managed by the control computer. When the batteries reach full charge, the computer turns the generator off.

The obvious benefit is no 24 hours per day generator noise (which cannot be heard from the house) and a huge savings in fuel consumption. The Solar panel can produce as much as 2700 watts of energy and the large wind turbine, 50 feet high with a 350 lb. turbine and a 32,000 lb. underground base can produce 3,500 watts of power and the second turbine is 1,000 watts but can start up in very low wind speeds.

Utility/ATV equipment: Honda 4-wheeler Foreman, with power steering, a dream to drive. Also included is a Chevy suburban for heavy hauling for full sheets of plywood and lumber up to 10' long with the back door shut. It can also haul a huge freight Trailer for fuel hauling and so can the JD-450 with its wintertime freight sled. And last but not least is a Polaris Ranger with 32" special tires to handle all conditions. It has never been off trail and is a very dependable vehicle

with full cab, heat, windshield wipers and large rear bed for hauling. The Suburban, the Polaris Ranger and the Dozer come equipped with winches.

Satellite TV is provided by DISH and a full package with almost all the channels are \$105 per month with bullet proof reception. The internet satellite is provided by ViaSat for \$109.99 per month. Cell phone service is by AT&T and the house has a large outside antenna to receive the signal, a preamp followed by another amplifier which transmits the phone cell signal for cell phones and another device that provides a signal for the 13 phones on the property, exactly like a land line and you cannot tell the difference from a real land line. That cost is only \$29.99 per month with no long-distance charges in the US.

The internal security system will call up to 4 people if any of the programmed limits are exceeded. An open door, a loud noise, temperature too high or low and inside and outside temps. The external security system is provided by NEST video and is an outside camera showing several of the buildings and the circular driveway. It will send you an email if it spots a person, vehicle, or Moose, if there is motion, if there is noise and if there is a person there, you can yell at that person even if you are out of the country at the time. You can see if the wind is blowing by looking at the wind turbines or the windsock, see if it is raining or snowing, a great device.

Two wells on the property. A hand driven well at 23 feet deep, and another commercial machine driven 80' well under the house. Both have been tested by labs in Anchorage and come out perfect, best water you have ever tasted. Full water system to include flush toilet, Samsung washer and dryer, kitchen sink, bathroom sink and full two-person shower. Outside is a double sink with both hot and cold water when your dog happens to roll in something that does not smell good. Insurance is with USAA and runs \$1239.30 per year, and local tax is \$2,232 per year.

There is a huge 5' safe in the office or second bedroom. Currently used as an office with two computers, printers, everything you would expect in a full operating office, desks, chairs, etc.

There are 10 fuel tanks in total. A 500 and 300-gallon tank for the main house. The 300 gallon is just a backup. One 50-gallon tank for the guest cabin, a 500-gallon tank for the generator, again over size for safety and a 300-gallon tank for the heater in the generator building more safety for wintertime. The Heated Maintenance building has a 300-gallon tank for winter heat and the hangar shop has a 175-gallon tank for shop only. There is a 300 gallon and a 500-gallon tank for transporting fuel in winter or summer. A 1225-gallon tank for wintertime hauling behind the dozer and a 1500-gallon tank for general back up.

Also included is a Ratty Classic Cruiser, a fantastic fishing platform with three pontoons with 4 HP Outboard Motor. It can also transport the Honda 4-wheeler to the other side of the lake. There are four floating Shore-Master dock sections and the Cruiser parks between them. If the boat is moved to one of the other tiedowns the space between the two dock floats can accommodate most float equipped aircraft. Panoramic view of Mount McKinley and the Alaska Range from the Wrap Around 2 Story Deck is incredible expect to see lots of wildlife like Loons,

Trumpeter Swans, Ducks Muskrats, Beavers, Land Otters, Coyotes, Fox, Rabbits, Wolves, Black Bear, and on rare occasion Brown Bear Just Like Animal Planet real Time ! Grab your camera.

ELECTRICAL

Up until now I have been using lead acid batteries to store the energy provided by the solar panel and two wind turbines. Up until now that was the best method available. My current batteries weigh 2500 lbs and require significant attention, adding water to the batteries, testing the batteries and there are 24 cells that need to be maintained. Labor intensive. To make a long story short I have elected to remove my current batteries and replace them with 2 Lithium batteries that together weigh only 300 lbs. total and are sealed, no maintenance. They are expensive but state of the art and have a life expectancy of 32 YEARS. My lead acid batteries might last 15 years with a lot of attention. The new batteries will be installed end of May or first part of June. The new Lithium batteries recharge quickly reducing generator run time which saves run time on your generator and huge savings on fuel. These batteries are made in USA and are UL rated. Life just got a lot easier!

Lithionics Battery

Lithionicsbattery.com advantages

US made

UL listed multiple parts

200 amp charge rate capable

Built in, low power draw heater

2-3 year return on investment (ROIA)

BMS to protect battery investment

Iron Phosphate cell chemistry for added stability when

Compared to Lithium ion chemistry

Blue tooth connectivity for ease of programming and monitoring

Will auto-start generator based on battery voltage

Anticipated life span of 32 years

24/7 tech support and a human will answer the phone