

# For Sale



## Whiskey Lake Homestead @75 Foot Wide x 1,000 Long Private Runway

**\$449,500,000 Includes 3 Bedroom  
1 Bath Home on 23.00 Acres (2)  
Lots Plus 97 Foot Well Drilled &  
Cased & All FF&E**

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# Information

**Legal: Acres:** Whiskey Lake RSB L/03 Lot 3 A & 3 B Tax ID 82979 and 35867

Total Both Lots 22.46 Acres Cabin /Home Main floor is 768 SQF Second Floor 768 Food Cellar > basement is 12x12 = 144 .SQF Two 6x20 Balcony style porches. 20x30 Heated Shop, 10x 24 Snow-Machine shed , Guest cabin measures 15x15 1000 Foot Private Runway 592 Foot Lake Front on Whiskey ,Solar, Wood and Propane & Electric

**Sale Price:** \$449,500 Cash or Owner Finance with Large Down Over \$150,000 in Tools

Year Around Cabin/Home All Surrounded With Great Hunting , Super Fishing Trapping & Boats & ATV Riding . This Property (22.46 Acres both lots ) Looks to the North with Great Lake View as well as Mount Yenlo, Mount McKinley to the North West Wheel Ski Flying in Winter & Floats in Summer Plus a Hugh Bonus! of a Year around 1000 foot long x 75 wide Private Runway This place feels more like a home -estate than a cabin. With complete indoor plumbing (which winterizes in less than an hour), there is no need to feel like you are roughing it here. Moose can be taken annually only a few hundred yards behind the house and are retrieved and even hung up whole with the equipment on premises. This area supports brown and black bears, wolves, wolverines, martin, and moose. Also Hungry Big Northern Pike. The area's heavy snows afford almost unlimited snow machining, cross country skiing and snowshoeing. A rare find anywhere, yet only 35 minutes from Anchorage. Same owner for 30 Years so this has every convenience you need from 4x4 Tract Mounted Polaris Ranger (2) John Deer Tractors, Motor Grader and all the parts in between . Cabin has Solar Power with inverter Propane & Electric Lights root celler and Full size Propane stove and oven If you find something not here its a miracle This is Alaska Lifestyle at its finest .

## Summary:

Contacting Listing Licensee for Private Showing

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# Photographs



24x36 Wood Heat Shop



Tool Bins



18 Hour Stove



Tools and Equipment Galore



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3 Snow Machine Included Artic Cat, Polaris Indy Lite, LX Wide Tract Polaris



New Tires for the 4x4 Polaris RANGER



Guest Cabin needs Work



Interior Guest Cabin

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Photographs



# Photographs

Living Room with Electric and Propane Lights



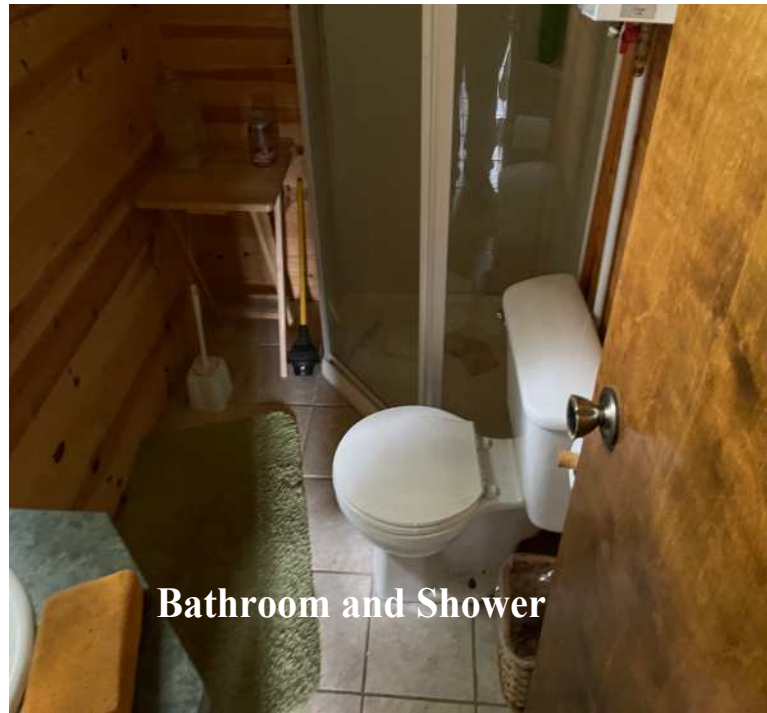
18 Hour Stove



Kitchen Area Have new Counter Tops to Install



Bathroom and Shower



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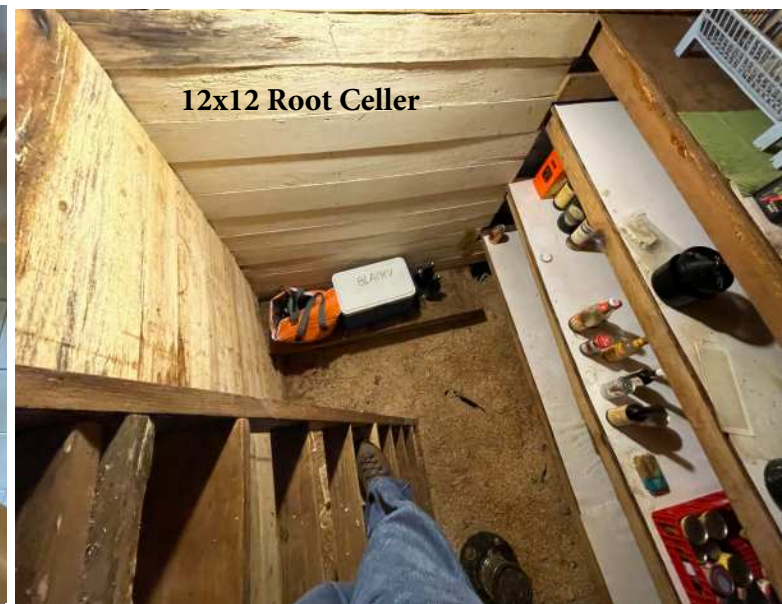
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12x12 Root Celler



24Volt to 3.6 KW



Solar Panel with Inverter to 3.6KW



Cabin/ Home sets on Great Gravel Soils with over 750 Foot of Whiskey Lake Frontage

Shop Size is 20 x 30 x 6 Inch Wall with (8 x20) Covered Porches with Awesome View of Yenlo Mnts Mountains to the North You will not see any other cabins from homestead

All Weather Treated Timbers with Concrete Sono Tube concrete Foundation Floor Insulated R-21 Wall & Ceiling is R -38 Crawl Space 3 Foot in Height

Interior Cabin Home Incorporates that homey style living You have your own Sawmill on Site. Heat is supplied from Riteway 18 Hour Stove located in the downstairs . Cabin /Home is Wired Outlets and Breaker Box Just Plug in Generator supplies to the Power Battery area along with Solar Inverter and Solar Panel on the south Wall total 3.6 KW

Cell Phone System is on the version network and supplied by Version Shell Hills Tower. Phone Coverage for Cell Phone and Internet Service in and around Cabin /Home Deck area .

In the upstairs bedroom area is the domestic water storage and filtration system Water is supplies from Crystal Clear 97 Foot Drilled and cased well no fishy tasting water here Master Bedroom has a Balcony for those early and late night views of Whiskey and Denali .

Possible to sleep a Total of 6 adults including First Floor Living Room

Lake and Mountain Views are offered up with 6x6 Pictures Windows main floor & 2 4 x3.6 2th floor area. Also Crank opening casement windows throughout both Levels for fresh Mountain Air and ventilation in the summer. It gets hot out there

The Kitchen has a Full-Size Propane Stove with Oven.

Bathroom with Toilet & 3x3 Corner Shower has 1 Ecco Temp Propane Instant Hot water system and supplies hot to the Washing Machine and Kitchen Sink. A Treated Wood Crib Style septic system is located on North Side of Cabin H

Cabin /Home has a 40 year All Weather Metal Roof and Painted Siding

Under Cabin Storage Area 3-foot crawl space

5 Propane Tanks for Main Cabin

Love seats and sofa as well as dining room table and chairs

Tool Shed 20 x 30 6 Inch Wall sets on Treated Timber Foundation

One Snow Machine Shed 10x24 with 3 snow-machines

Battery operated Gas Weed Eater and John Deere Tractor and John Deere Lawn Mower

2 Husqvarna Chan Saw with extra chain saw blades



10 Fuel Cans Misc. Oil Cans and Related Items

Several Electric Drills

Road Grader for maintaining Runway

MSG bandsaw mill and 16' of c track. Sawmill can mill 22 -30 inch thick x 16foot long logs  
Bandsaw Blade can cut Logs like butter Powered by Tecumseh Gas Off the shelf parts This is the  
Real Deal Sawmill

2002Polaris Crew Cab 4x4 wheeler and trailer Full Tracts Cost on Tracts along is \$12,000

2011 Arctic cat

2002 Polaris LX Wide Tract

2002 Polaris Indy Lite

Massive amount of Carpenter Tools Saws etc.

Onan 6KW-Diesel Generator,7KW Generator,Gas 6Kw Yellow

3.6kw Power inverter off Solar Panel and Generator Watt 3600 Battery's, Hand Tools, Wrenches, to  
numerous to List

16 Foot Aluminum Boat with 3 Hp,6 hp,22,25 hp Johnson Outboard 2 Cycle

Lots Cut & Dried Lumber in inventory Also Plenty of Standing Lumber Timer to complete the  
Homestead Projects

Additional Information The site was chosen to allow an unlimited view of the Yenlo Mountains and  
Denali

Hunting Fishing Trapping Bird Watching

Hungry Pike

The buyer can harvested his winters supply of moose meat within a mile from the Cabin /Home from h  
Brown Bears and Black bears abound in the hills to the west Trapping for fur animals like wolves and  
martin are abundant.









