

SSS COMMERCIAL REAL ESTATE

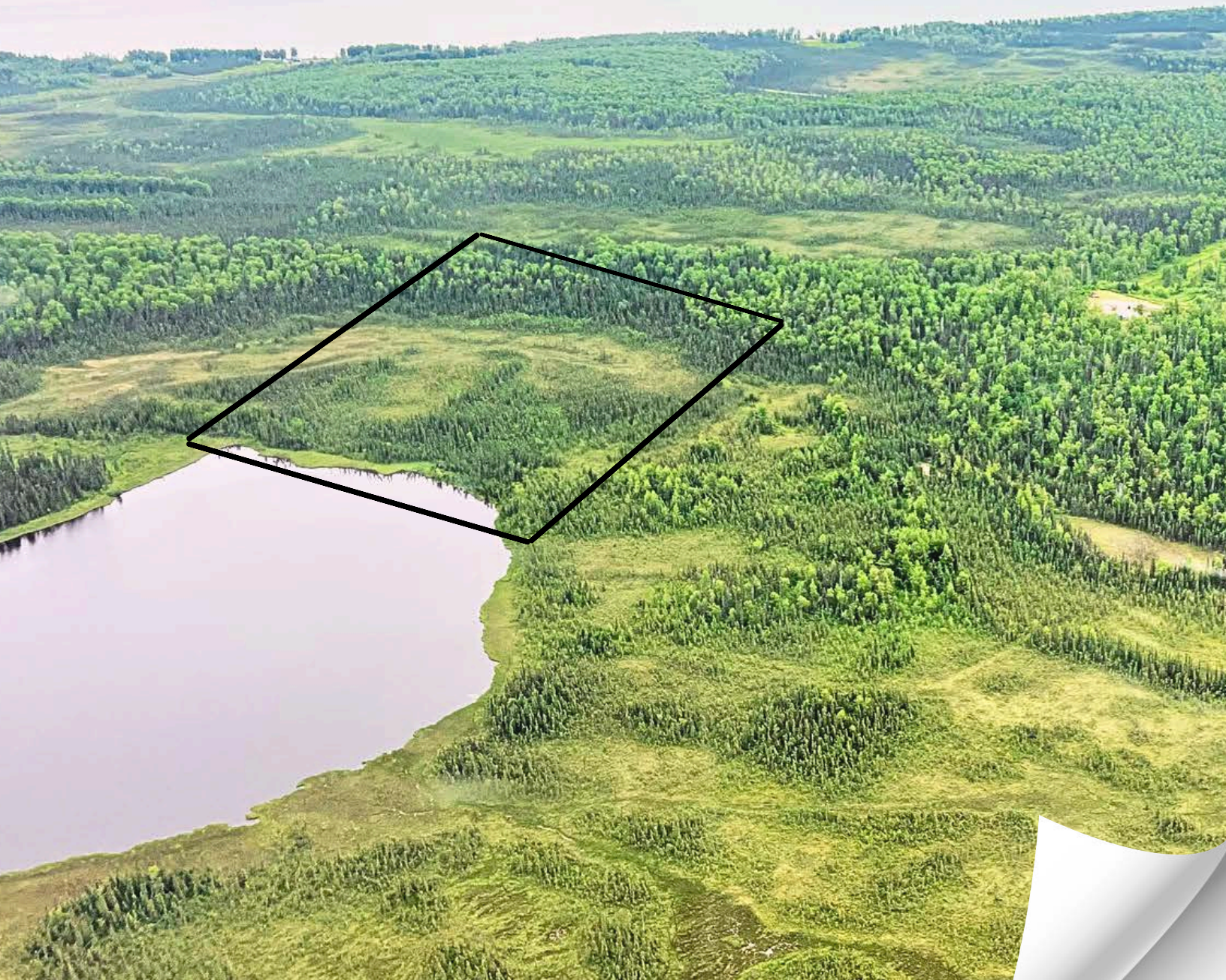
Boo3 POINT MACKENZIE ROAD  
WASILLA, AK 9965

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**Forge Your Path in Alaska's Wild Frontier**

A rare opportunity to own a prime hunting property  
or a lakeside retreat.

80 Acres



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# Boo3 POINT MACKENZIE ROAD WASILLA, AK 9965

## Your Wild Escape is Just a Call Away!

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### Discover Your Alaskan Wilderness Retreat

This exceptional 80-acre property in the Pointe Mackenzie area offers the perfect combination of adventure and tranquility.

Situated within a heavily forested landscape, this parcel features a striking high ridge, ideal for creating ATV trails that wind through the heart of the property. 500 feet of pristine lake frontage, with its abundant fish, you'll have private access to some of the best fishing in the area.

Wildlife enthusiasts will appreciate the moose and black bear population, making this land a hunter's paradise.

Whether you're looking to build hunting platforms, create a secluded retreat, or enjoy the beauty of nature, this property has it all.

After 20 years of joint ownership, this exclusive estate is now available for the first time.

**Don't miss your opportunity to own a piece of Alaskan wilderness.**

### Property Details:

- Location: Pointe Mackenzie Area, Township 15 N Range 4W Section 25, Lot B3
- Size: 80 acres
- AK-MLS: 22-3066

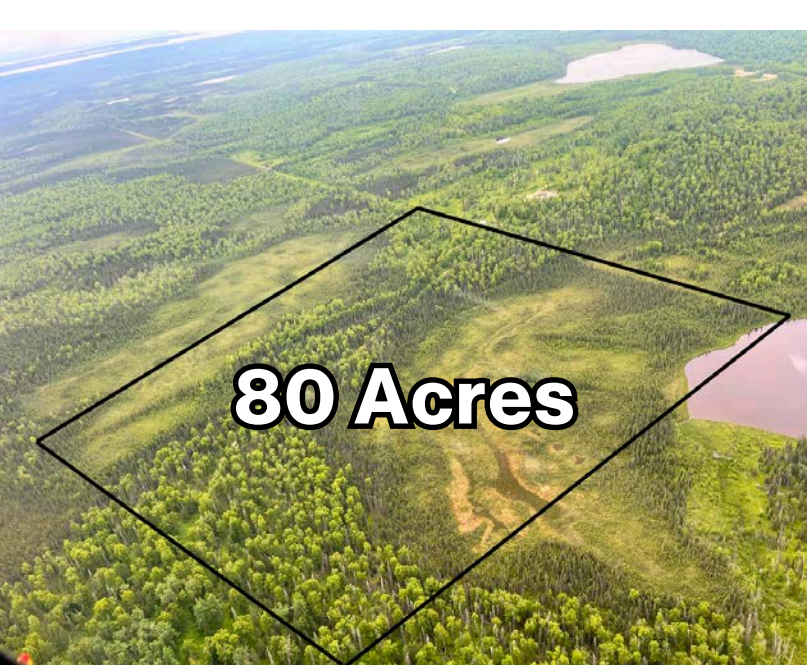
### Features:

- Prominent high ridge, ideal for ATV trails
- 500 feet of lake frontage on a 1,650-foot-long lake
- Abundant wildlife, including moose and black bears
- Well-treed landscape with multiple ideal building spots
- Access via ATV trail off S. Rex Bell, approximately ½ mile to the property

### Warning:

**The lake is only 1,650 feet long—exercise caution when flying floatplanes.**

**PRICE: \$195,000**



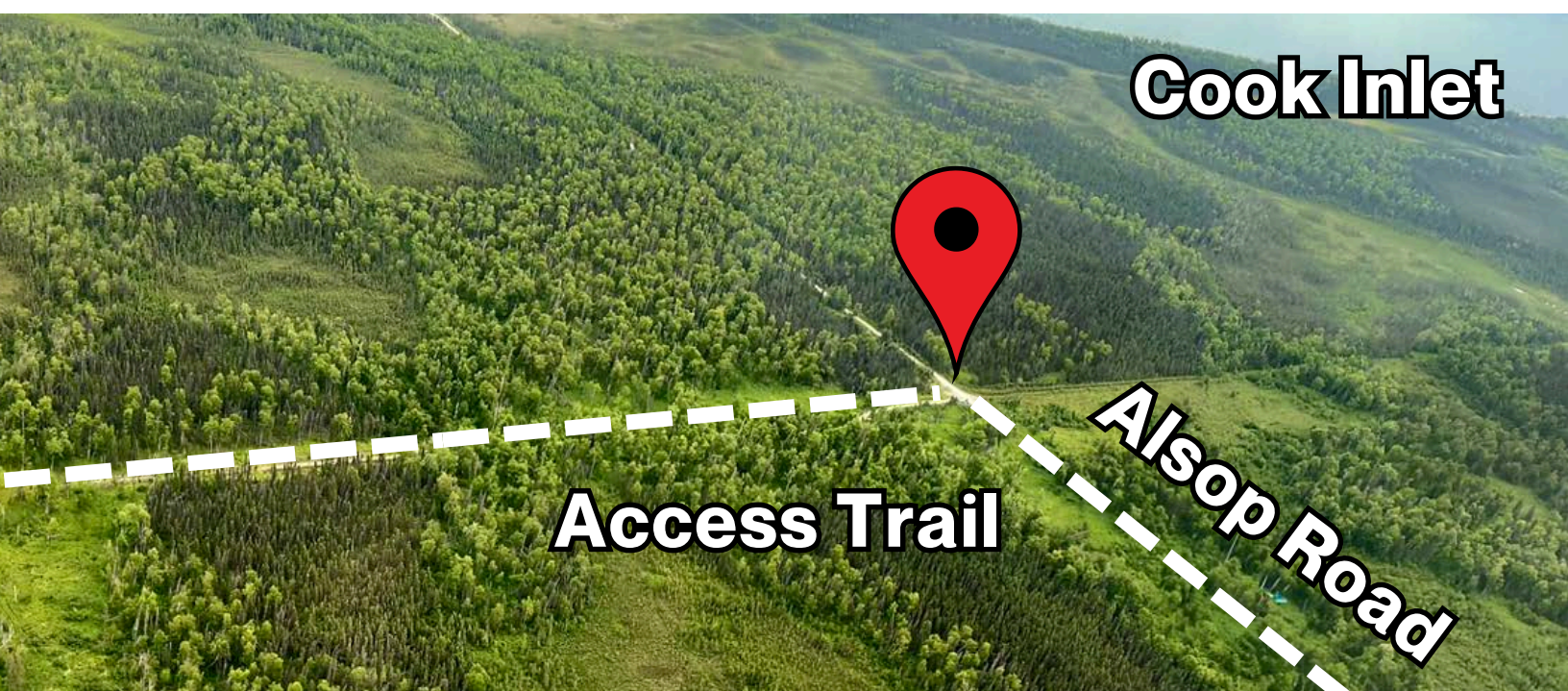
**80 Acres**



**Building Sites**



**Hunting Area**



**Cook Inlet**

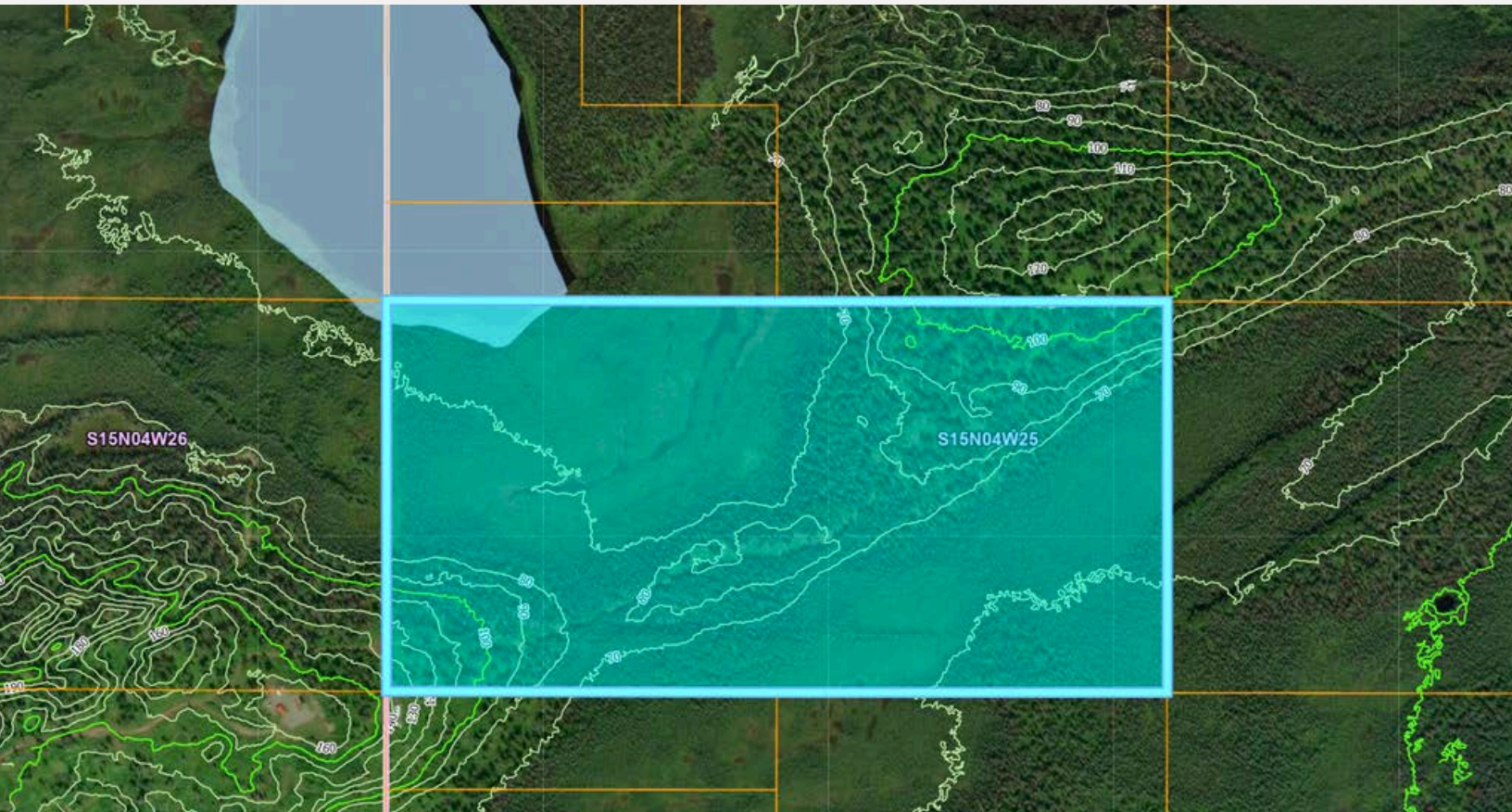
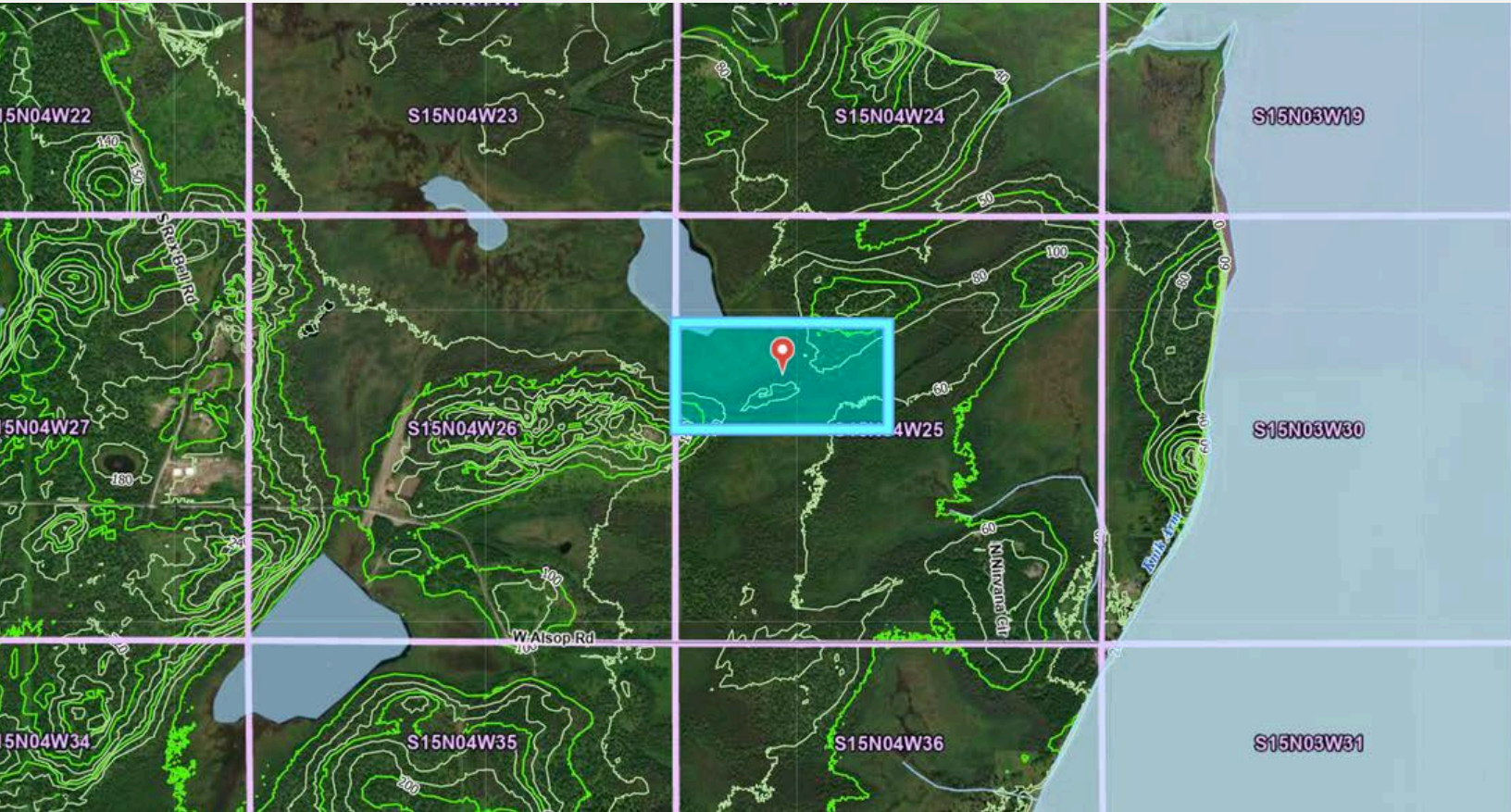
**Access Trail**

**Alsop Road**



# PARCEL VIEW

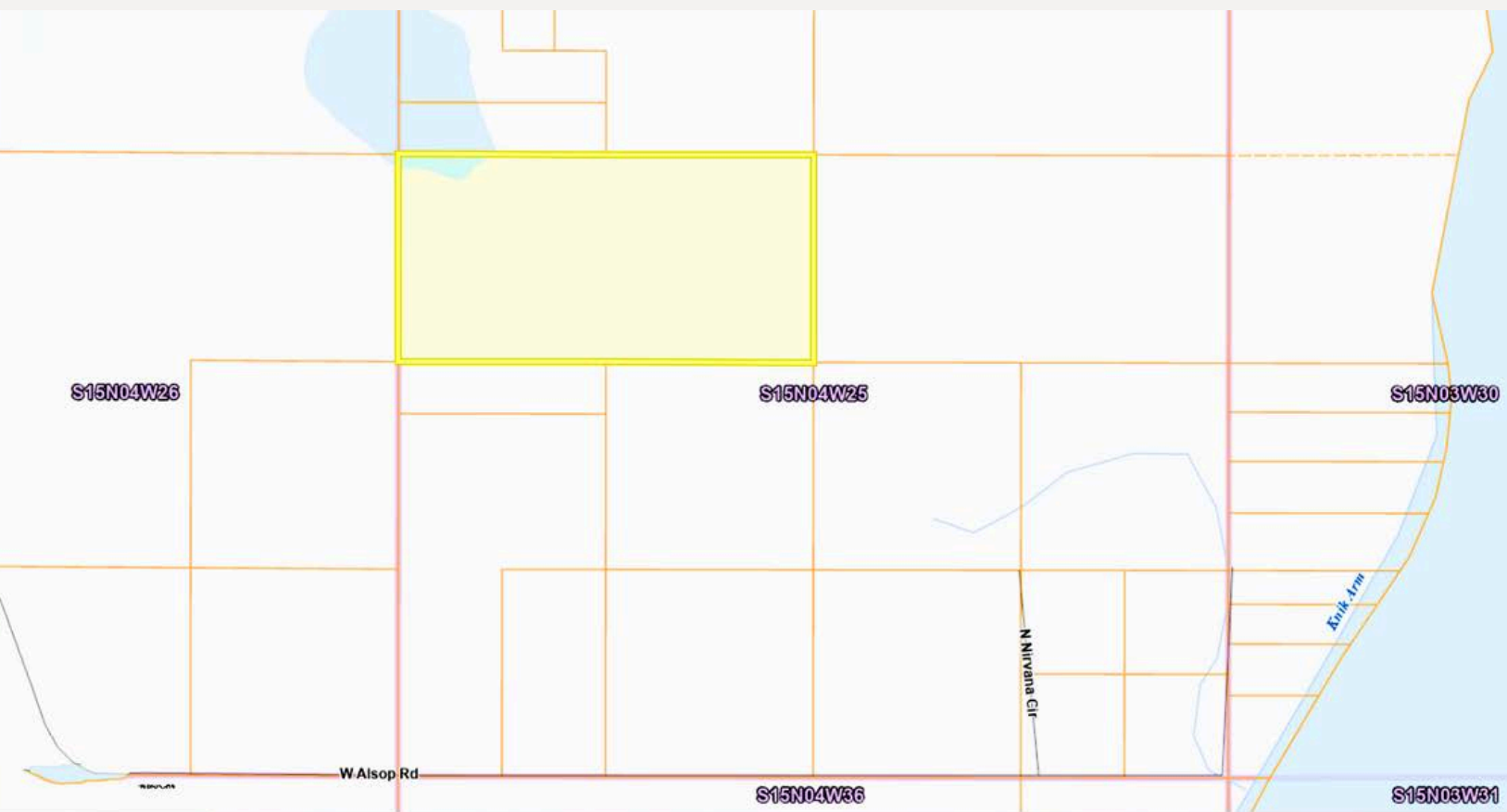
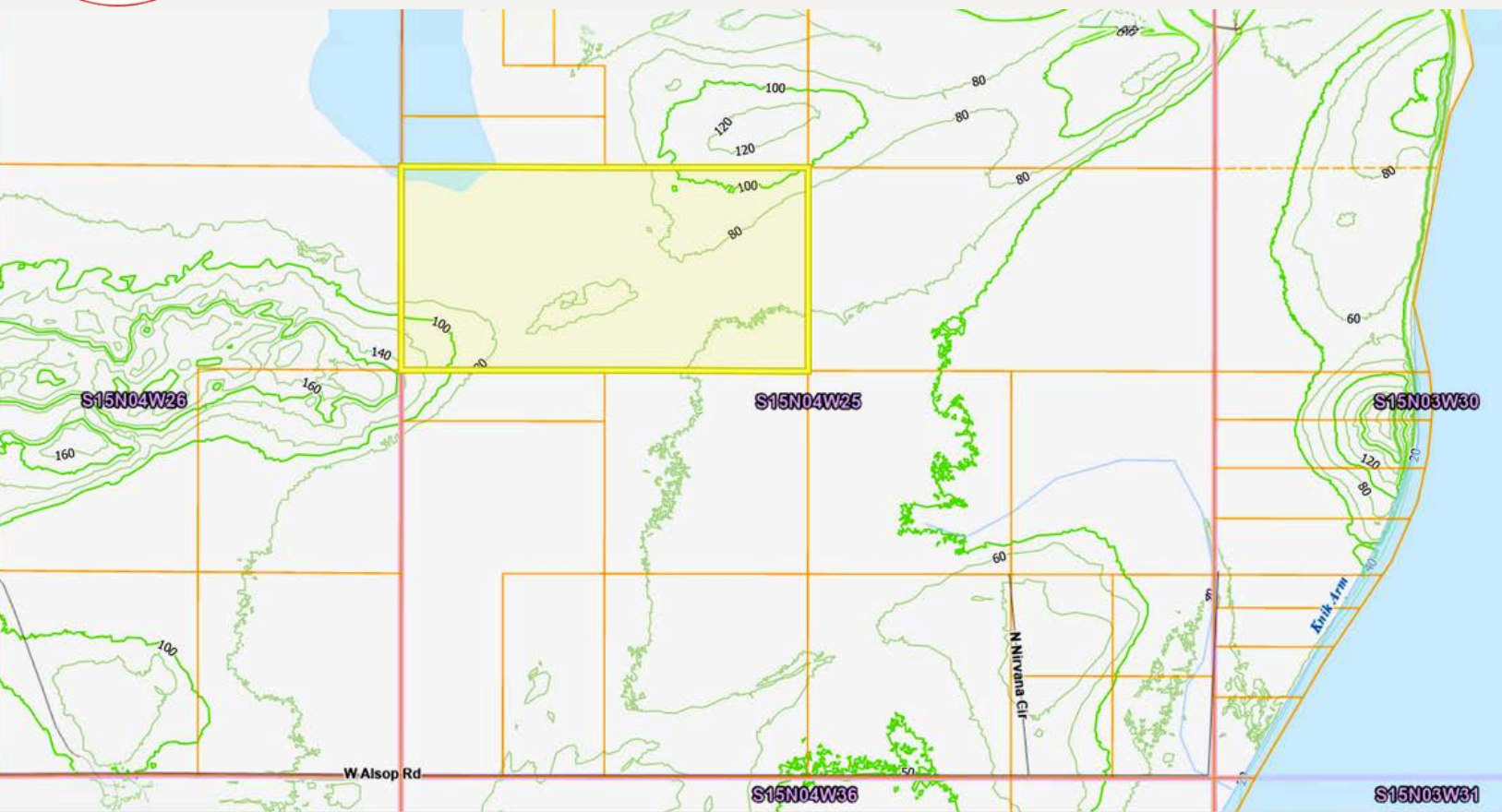
TOWNSHIP 15N RANGE 4W  
SECTION 25 LOT B3





# PARCEL VIEW

TOWNSHIP 15N RANGE 4W  
SECTION 25 LOT B3



PRICE DROP

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# EXPLORE

## Adventure Awaits!

\$200,000

-\$5,000

YOUR PRICE \$ 195,000

B003 Point MacKenzie Road  
Wasilla, AK 99654

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*Just a Call Away!*

Stewart Smith

BROKER | REALTOR®

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Wild Frontier



MLS# 22-3066