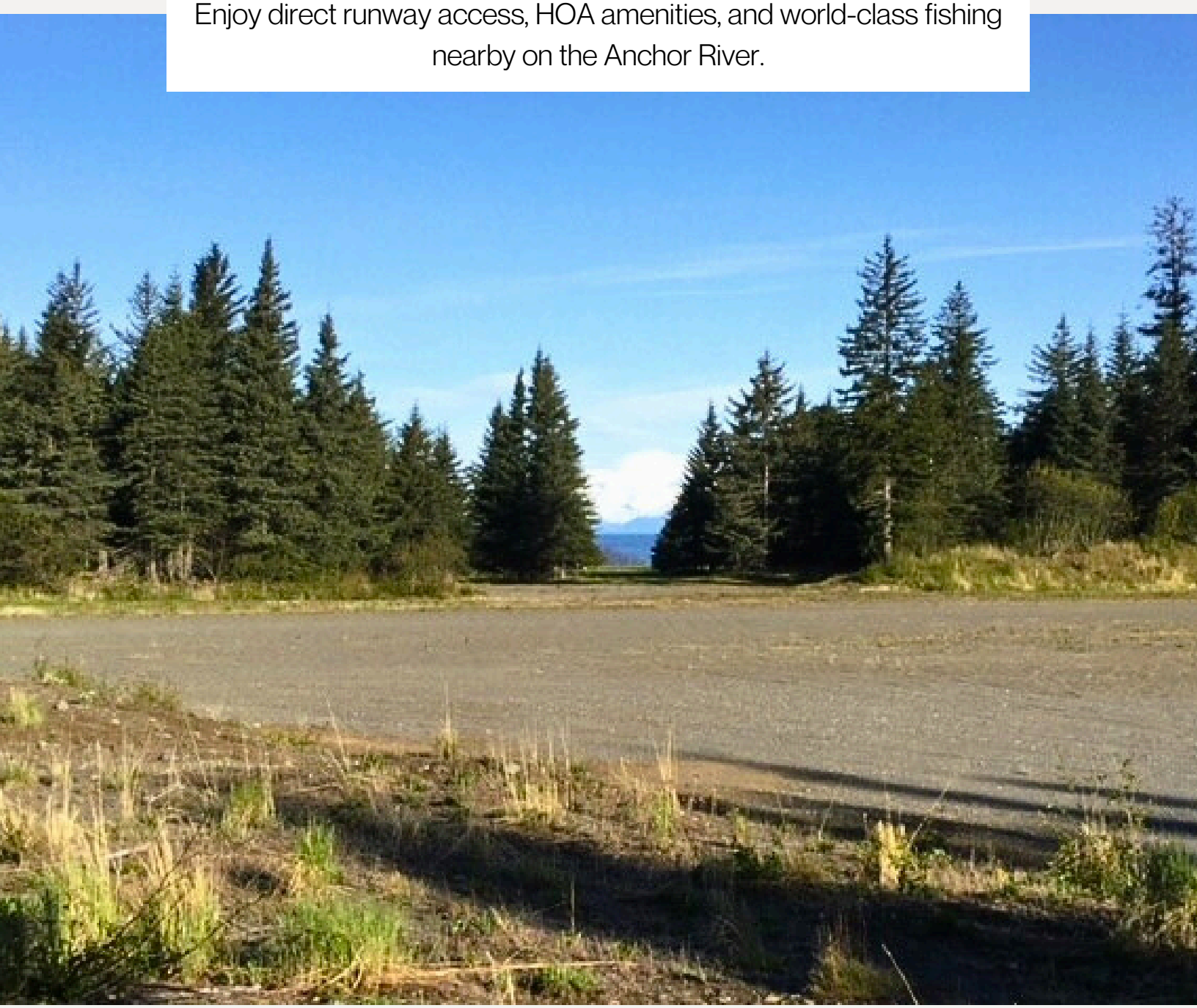
SSS COMMERCIAL REAL ESTATE

33699 Granross Street Anchor Point, Alaska 99556

Prime Runway Lot with Perks – Anchor River Airpark Lot 12

1.6-acre runway lot in Anchor River Air Park with extensive site preparation and included building materials.
Enjoy direct runway access, HOA amenities, and world-class fishing nearby on the Anchor River.



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33699 Granross Street Anchor Point, Alaska 99556

Legal:
T 4S R 15W SEC 33 & 34 SEWARD MERIDIAN HM 0940023 ANCHOR RIVER AIR PARK SUB LOT 12

Property Size:
1.6 acres

Airpark Lot 12 at Anchor River:
Situated within the well-established Anchor River Airpark (AK00), this 1.6-acre runway lot offers a rare opportunity to own prime aviation real estate. With over $175K in site preparation, including extensive clearing and leveling, plus $50K in building materials on-site for a future hangar, this property is ready for development.

Enjoy direct runway access to the 2,500' x 75' airstrip, HOA amenities, year-round runway maintenance, and great views of Mount Iliamna, Mount Redoubt, and Lower Cook Inlet. This lot is perfect for aviation enthusiasts and outdoor adventurers, and it is just a short hike from world-class fishing on the Anchor River.

Prime Location & Airpark Features:

- Established Airpark—Anchor River Air Park has existed for over 40 years and features a 2,500' x 75' runway (16-34, Elevation 120), with real-time weather updates via FAA Weather Cams.
- Ideal Proximity – Just 20 minutes from Homer, AK, and less than a mile from the world-famous Anchor River Lodge & Inn.
- Winter & Summer Access – The runway is maintained in winter for ski operations and is regularly serviced in the summer, primarily through volunteer efforts.

Key Property Features:

- **Utilities Available –** Natural gas, electricity, and community septic system hookups are available for a one-time fee to the HOA.
- **HOA Benefits –** The current HOA dues are $340/year, with an anticipated increase to $375 in 2025/2026 per approval at the HOA annual meeting. Dues cover runway maintenance and provide shared septic system hookup, offering significant cost savings.

**A private well and septic will be needed, with area wells averaging around 100 feet deep.*

PRICE: $325,000

33699 Granross Street Anchor Point, Alaska 99556

Anchor River Air Park HOA:
This property is part of the Anchor River Air Park Owners Association (PO Box 913, Anchor Point, AK 99556). The HOA enforces common-sense land ownership rules to maintain the integrity and value of the community.

Some key guidelines include:

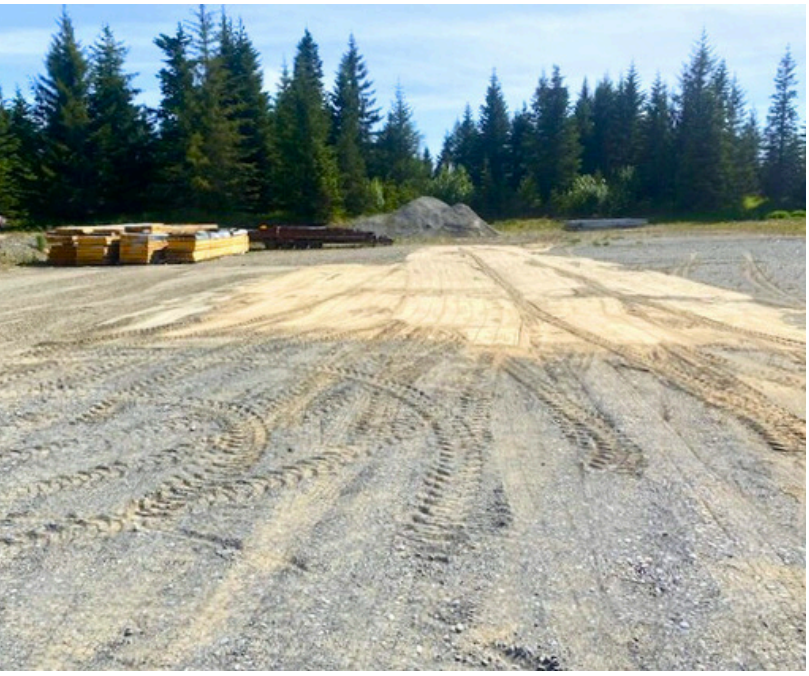
- No commercial operations from the runway, eliminating liability concerns.
- Exterior construction must be complete, but there is no deadline for completing the interior finishes.
- No living in conex containers, no blue tarps, and no unfinished buildings are allowed after the initial construction period.
- Pets must be kept on a leash.

The HOA is managed by a five-member board (President, Vice President, Secretary, Architectural Committee Member, and Director-at-Large). The community consists of approximately 34 lots owned by both pilots and non-pilots.

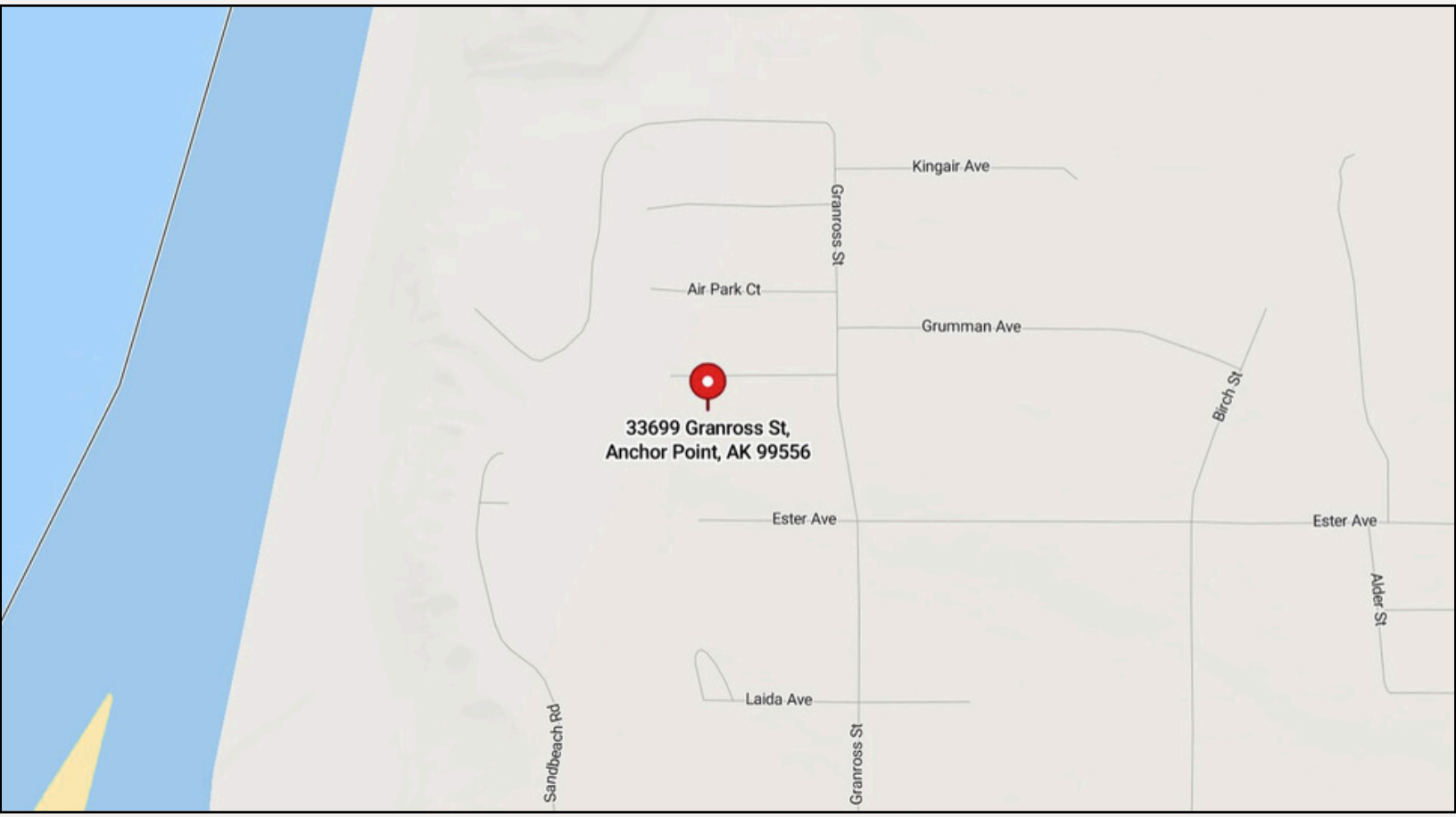
Flight & Aviation Perks:

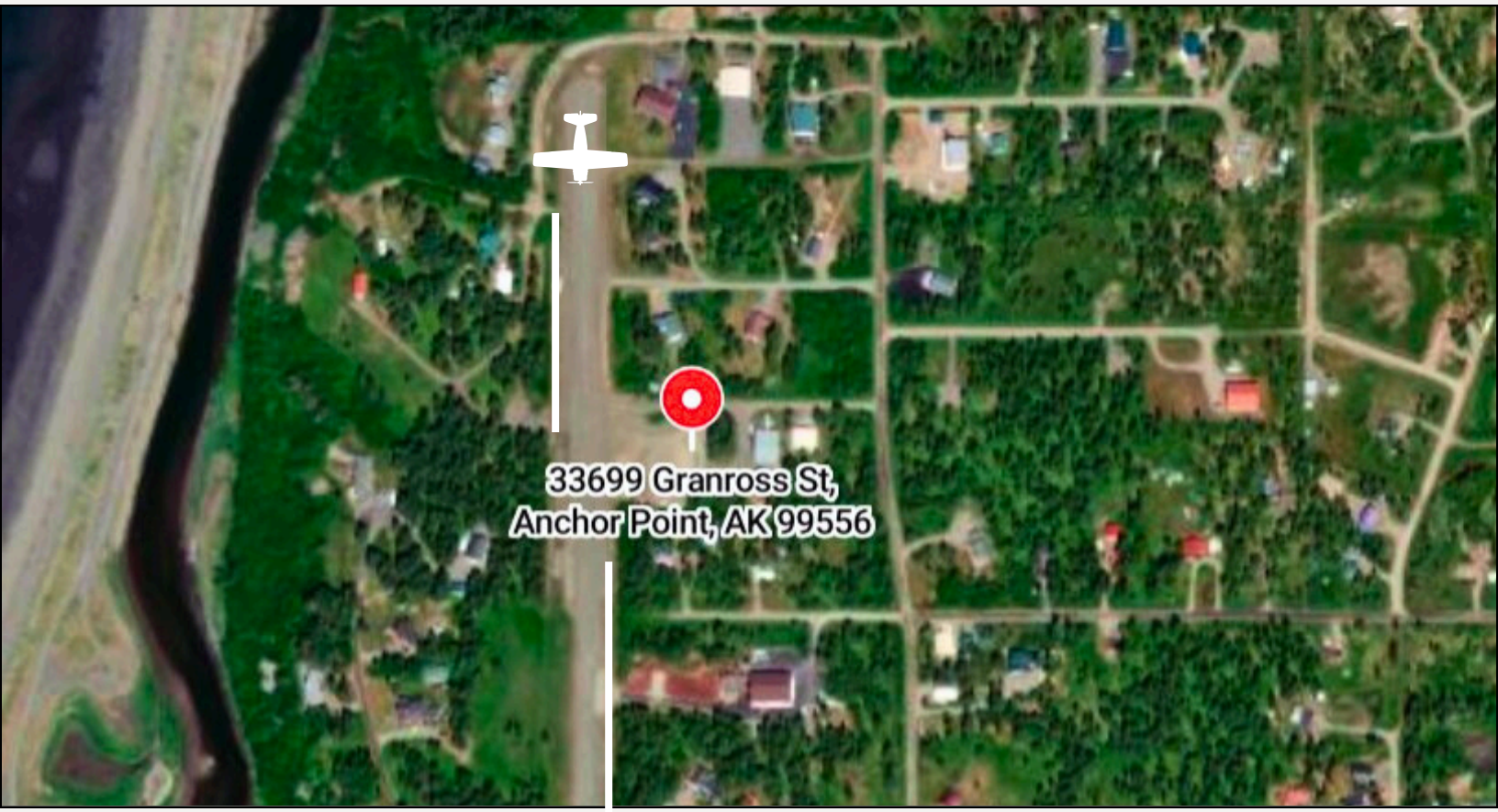
- Only 8 minutes to Ninilchik and 10 minutes to Homer, offering AvGas and aircraft maintenance at both locations.
- The runway is well-maintained year-round, ensuring ease of access in all seasons.

Don't miss this rare opportunity to own a prime runway lot in Anchor River Airpark!

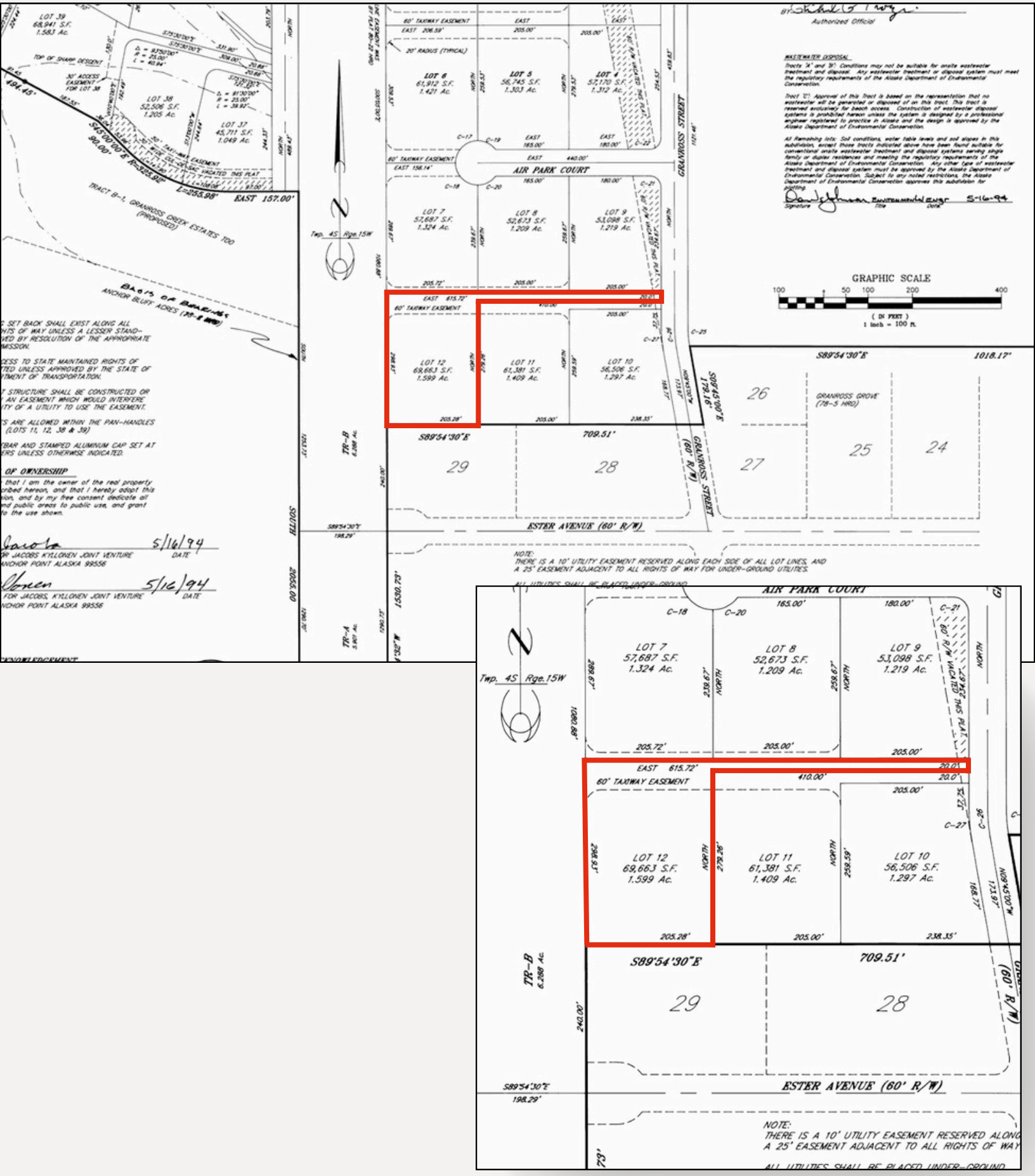


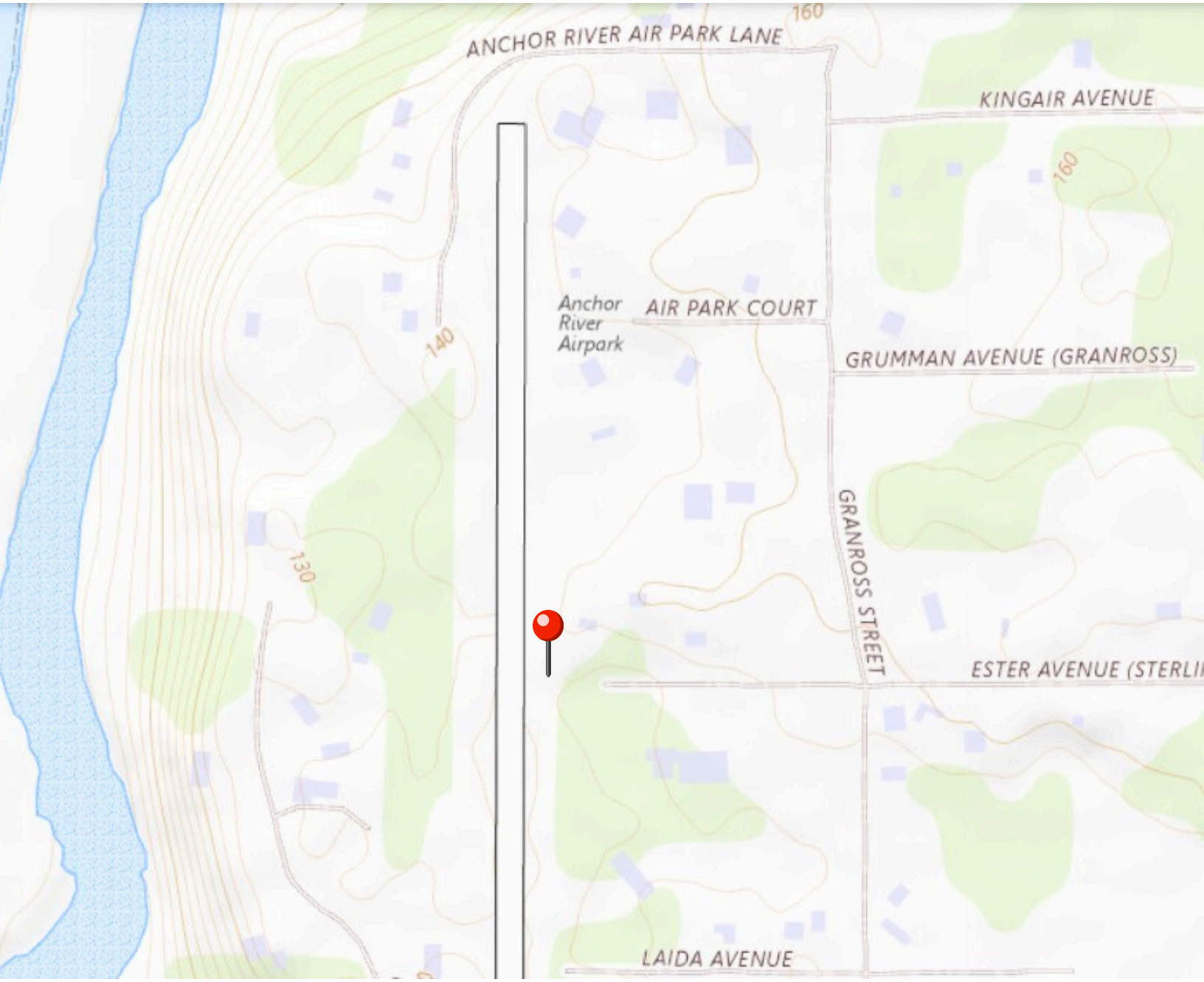
LOCATION MAP





PLAT MAP


LOT 39
68,941 S.F.
1.583 Ac.
LOT 38
52,506 S.F.
1.205 Ac.
LOT 37
45,711 S.F.
1.049 Ac.
LOT 6
61,912 S.F.
1.421 Ac.
LOT 5
56,745 S.F.
1.303 Ac.
LOT 4
57,170 S.F.
1.312 Ac.
LOT 7
57,687 S.F.
1.324 Ac.
LOT 8
52,673 S.F.
1.209 Ac.
LOT 9
53,098 S.F.
1.219 Ac.
LOT 12
69,663 S.F.
1.599 Ac.
LOT 11
61,381 S.F.
1.409 Ac.
LOT 10
56,506 S.F.
1.297 Ac.
AIR PARK COURT
GRANROSS STREET
ESTER AVENUE (60' R/W)
TRACT B-1, GRANROSS CREEK ESTATES TDO
(PROPOSED)
Twp. 4S Rge.15W
GRANROSS GROVE
(78-5 HRD)
GRAPHIC SCALE
1 inch = 100 ft.
TR-B
6.288 Ac.
TR-A
5.801 Ac.
S89°54'30"E
709.51'
1018.17'
NOTE:
THERE IS A 10' UTILITY EASEMENT RESERVED ALONG EACH SIDE OF ALL LOT LINES, AND
A 25' EASEMENT ADJACENT TO ALL RIGHTS OF WAY FOR UNDER-GROUND UTILITES.



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to learn more about how you can start building your dream aviation retreat!

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Wasilla, Alaska 99654

stewart@stusell.com | 907-727-8686

SSS COMMERCIAL REAL ESTATE

IN THE HOMER RECORDING DISTRICT

DECLARANT'S AMENDMENT TO ADD PHASE II

TO THE DECLARATION FOR

ANCHOR RIVER AIRPARK
(A Planned Community)

On June 1, 1994, Declarant, JACOBS, KYLLONEN JOINT VENTURE, recorded the Declaration for Anchor River Airpark (A Planned Community) in Book 233, Page 698, records of the Homer Recording District, Third Judicial District, State of Alaska. The Declaration applied to property described as:

> Lots One (1) through Twelve (12), Lots Thirty-four (34) through Thirty-nine (39), and Tracts A, B, C, and D, ANCHOR RIVER AIR PARK, according to Plat No. 94-23, records of the Homer Recording District, Third Judicial District, State of Alaska.

Phase I of Anchor River Airpark has been completed. The purpose of this amendment is to add the 20 Phase II Units to Anchor River Airpark and to make necessary amendments to the Declaration to provide for operation of the Community Septic System to serve the Units in Phase II.

SECTION 1. By this amendment, pursuant to Declarant's reserved rights under Article VIII of the Declaration, Declarant adds to Anchor River Airpark and the Anchor River Airpark Owners Association twenty Units described as follows:

> Lots Thirteen (13) through Thirty-two (32), ANCHOR RIVER AIR PARK, according to Plat No. 94-47, records of the Homer Recording District, Third Judicial District, State of Alaska.

SECTION 2. Attached to this amendment are amended Exhibits "B" and "C", the Table of Allocated Interests and the Development Plan, respectively.

SECTION 3. Article I, the Definitions article of the Declaration, is hereby amended to add a new definition numbered Section 1.32 to read as follows:

> Section 1.32. - Community Septic System. The system of pipes, tanks, and drainfields that provides for the disposal of septic effluent from Lots 13-32, Anchor River Airpark.

SECTION 4. **Article VII, the Maintenance, Repair and Replacement article of the Declaration, is hereby amended to add a new Section 7.6 to read as follows:**

Section 7.6 - Community Septic System. The Association owns and operates a Community Septic System that serves Lots 13-32. In accordance with lender requirements, and specifically HUD Handbook 4075.12, Central Water and Sewer Systems, for so long as Units are attached to Community Septic System, the Association assumes the responsibility for and guarantees the continuous service of the Community Septic System to Lots 13-32 at a reasonable service rate. The Community Septic System shall not be leased to any other entity for operation of the system. Assessments based on the cost of operating the Community Septic System shall be disbursed only in payment for expenses of this system. Any local, state or federal approvals required to be provided for operation of the system will be so provided and paid for by the Association. Any individual need for septic system certification shall be the sole responsibility of the requesting Unit Owner. Association expenses related to operation of the septic system are a Common Expense to be paid for equally by the Unit Owners of Lots 13-32.

SECTION 5. **Article XVIII, the Assessment and Collection of Common Expenses article of the Declaration, is hereby amended by the addition of a new Section 18.12 to read as follows:**

SECTION 18.12 - Nonpayment of Septic System Assessments. The Association may suspend service of the Community Septic System to any Unit for nonpayment of assessments for the Community Septic System for the period of time those assessments remain unpaid, however, septic system service shall be promptly restored whn payment of the assessment is made.

All other provisions of the Declaration not expressly amended hereby remain in full force and effect, unless amendment must be implied to obtain consistency with the Amendment.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed this 12 day of December, 1994.

DECLARANT: JACOBS KYLLONEN JOINT VENTURE

BOLES & JACOBS, INC.

Jim Jacobs

JIM JACOBS, President
P.O. Box 49
Anchor Point, Alaska 99556

ANCHOR LAND CORPORATION

Jim Jacobs

JIM JACOBS, President
P.O. Box 49
Anchor Point, Alaska 99556

H.V. Kyllonen

H.V. KYLLONEN
P.O. Box 49
Anchor Point, Alaska 99556
Return to

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6th day of December, 1994, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared JIM JACOBS, to me known, and known to me to be the person who signed the foregoing instrument, and he acknowledged to me that he signed the same in his capacity as President of BOLES & JACOBS, INC., and President of ANCHOR LAND CORPORATION, for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Lori K. Pitt

Notary Public in and for Alaska
My commission expires: July 17, 1998

NOTARY PUBLIC STATE OF ALASKA

///

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 12 day of December, 1994, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared H.V. KYLLONEN, to me known, and known to me to be the person who signed the foregoing instrument, and he acknowledged to me that he signed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for Alaska
My commission expires: 7-30-98

AMENDED EXHIBIT "B"

to

D E C L A R A T I O N

for

ANCHOR RIVER AIRPARK

Table of Allocated Interests

Unit No.	Percentage Share of Common Expense Liability		Votes In Association
Lot 1	2.63%		1
Lot 2	2.63%		1
Lot 3	2.63%		1
Lot 4	2.63%		1
Lot 5	2.63%		1
Lot 6	2.63%		1
Lot 7	2.63%		1
Lot 8	2.63%		1
Lot 9	2.63%		1
Lot 10	2.63%		1
Lot 11	2.63%		1
Lot 12	2.63%		1
Lot 13*	2.63%	(5%)	1
Lot 14*	2.63%	(5%)	1
Lot 15*	2.63%	(5%)	1
Lot 16*	2.63%	(5%)	1
Lot 17*	2.63%	(5%)	1
Lot 18*	2.63%	(5%)	1
Lot 19*	2.63%	(5%)	1
Lot 20*	2.63%	(5%)	1
Lot 21*	2.63%	(5%)	1
Lot 22*	2.63%	(5%)	1
Lot 23*	2.63%	(5%)	1
Lot 24*	2.63%	(5%)	1
Lot 25*	2.63%	(5%)	1
Lot 26*	2.63%	(5%)	1
Lot 27*	2.63%	(5%)	1
Lot 28*	2.63%	(5%)	1
Lot 29*	2.63%	(5%)	1
Lot 30*	2.63%	(5%)	1
Lot 31*	2.63%	(5%)	1
Lot 32*	2.63%	(5%)	1
**			

* Starred lots are on the community septic system and will share equally the common expense assessment for operation of it.

** There is no Lot 33.

Lot 34	2.63%	1
Lot 35	2.63%	1
Lot 36	2.63%	1
Lot 37	2.63%	1
Lot 38	2.63%	1
Lot 39	2.63%	1

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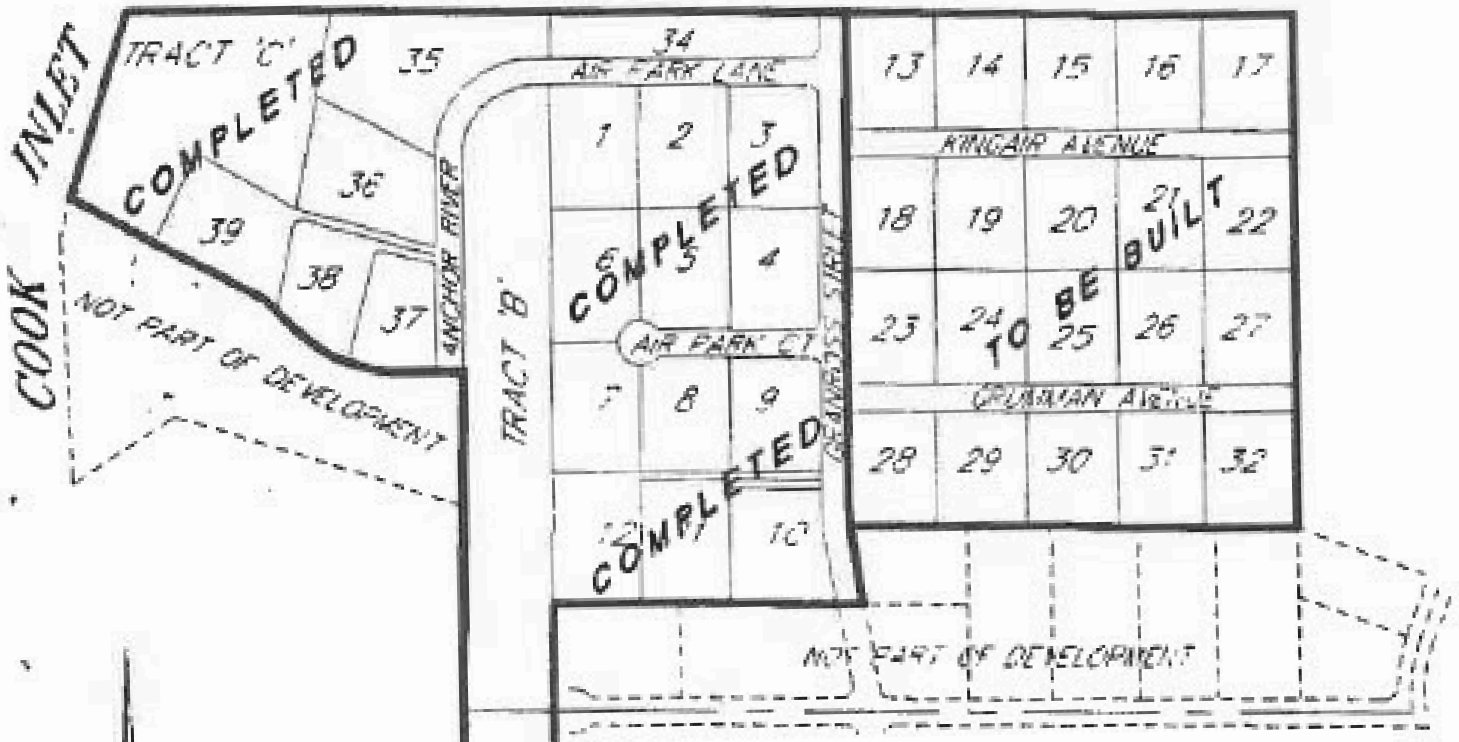
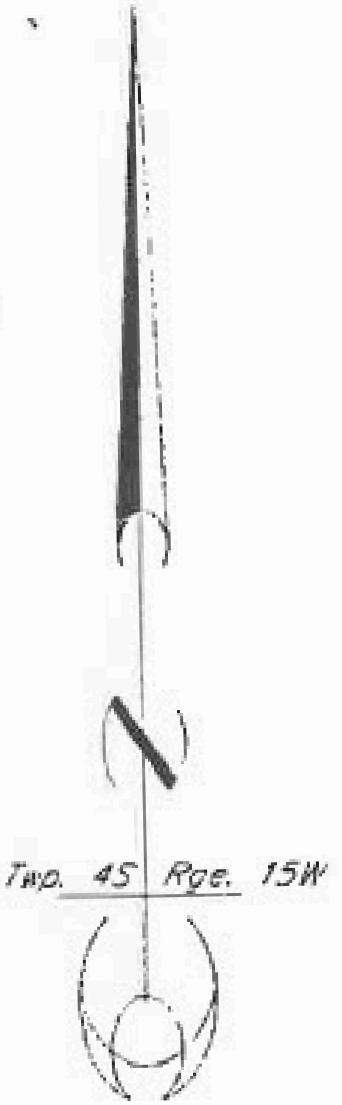


94-4663

HOMER REC 36Co
DISTRICT
REQUESTED BY Jacobs/Kyllonen Joint Venture

'94 DEC 14 PM 3 21



GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft

ANCHOR RIVER AIRPARK DEVELOPMENT PLAN