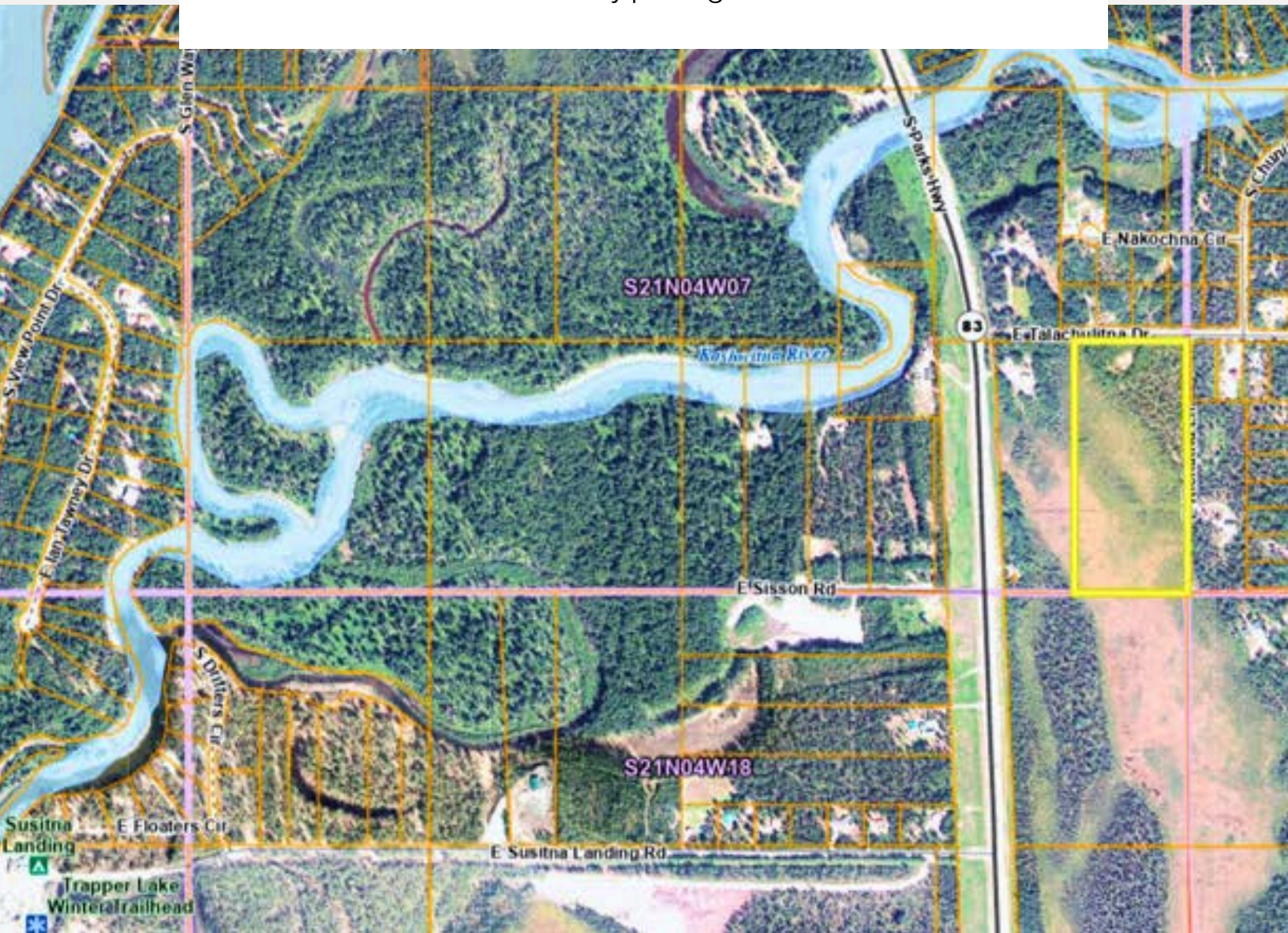


E Talachulitna Dr Lot 2 Willow Alaska 99688

**17.74 acres of privacy, recreation, and endless possibilities near
the Kashwitna River!**

Just off the Parks Highway—your private retreat for year-round
adventure, from snowmachining and skiing to summer
berry picking!



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» Table of Contents

4 **Information**

5-7 **Location Map**

8 **Photos**

9-10 **Plat Map**

11 **Contact Info**

E Talachulitna Dr Lot 2 Willow Alaska 99688

Legal:

TALACHULITNA AC LOT 2

Property Size:

17.74 acres

Just 520 feet from the Parks Highway and 950 feet from the Kashwitna River, this 17.74-acre parcel on East Talachulitna Drive and East Kichatna Lane offers plenty of space, privacy, and year-round recreation.

Approximately 3.6 acres of high ground are covered with beautiful birch and spruce trees, providing an excellent location for a cabin or retreat. The remaining land features moose grass wetlands, perfect for snowmachining and cross-country skiing in the winter and berry picking in the summer.

An existing gravel building pad is accessible from Talachulitna Road, or you can create your private build site off East Kichatna Lane with power nearby.

See the attached plat maps and Mat-Su aerial photos for a better look at this Alaskan land bargain.

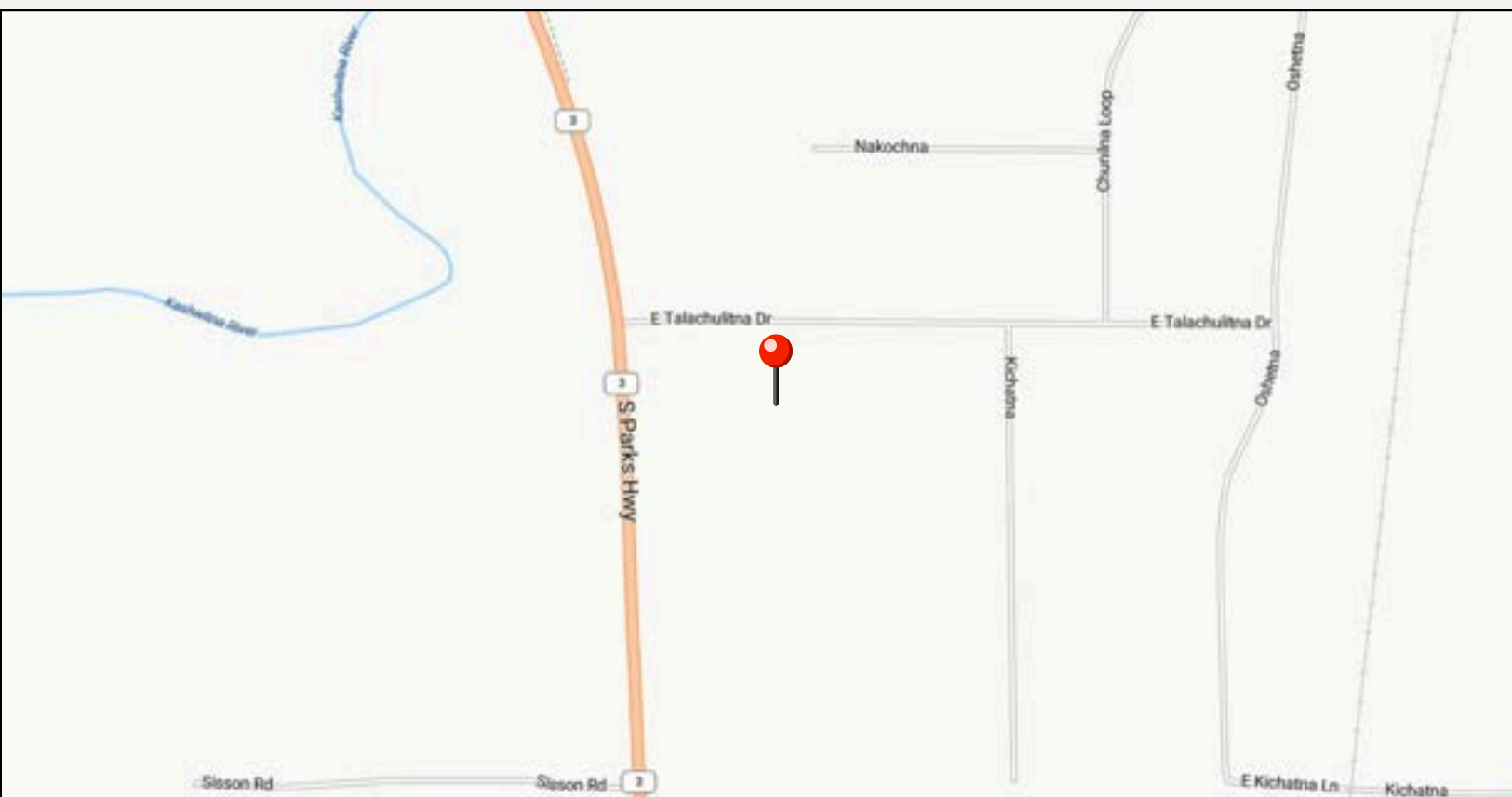
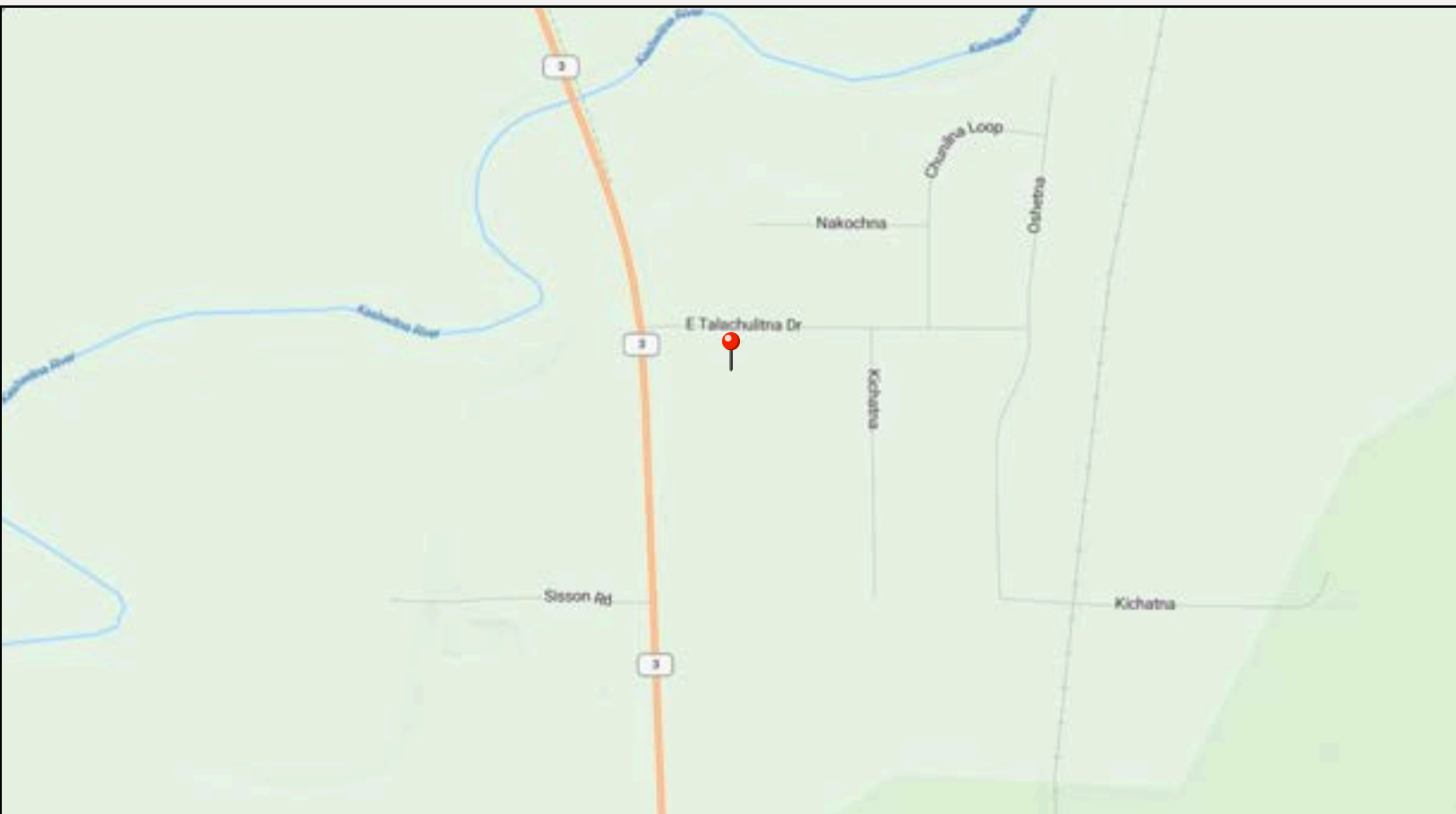
Priced at just \$85,000, with possible owner financing (OAC and down payment required).



***THIS IS AN EXCELLENT
OPPORTUNITY TO OWN A PIECE
OF ALASKA'S NATURAL BEAUTY!***

PRICE: \$85,000

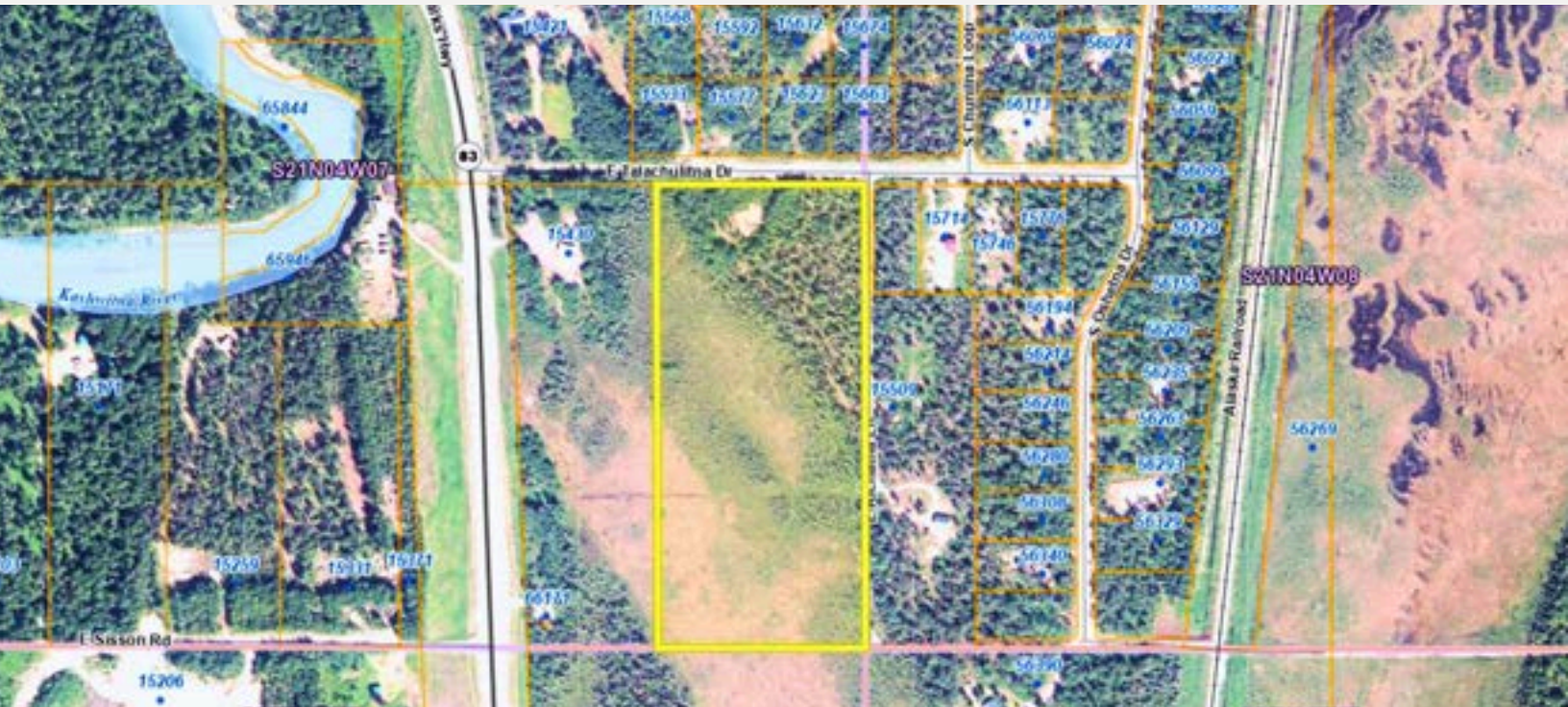
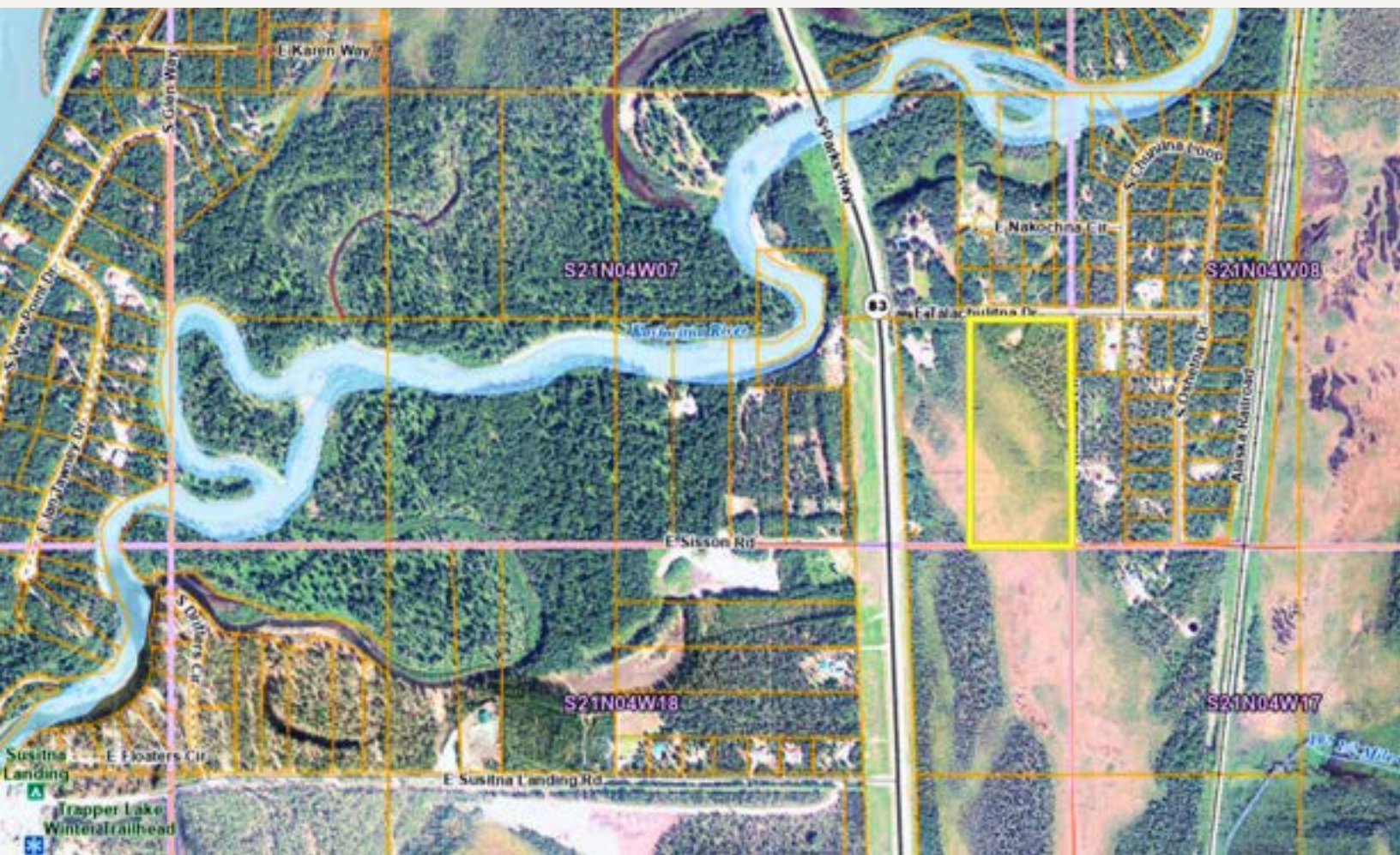
LOCATION MAP



LOCATION MAP



PROPERTY OUTLINE

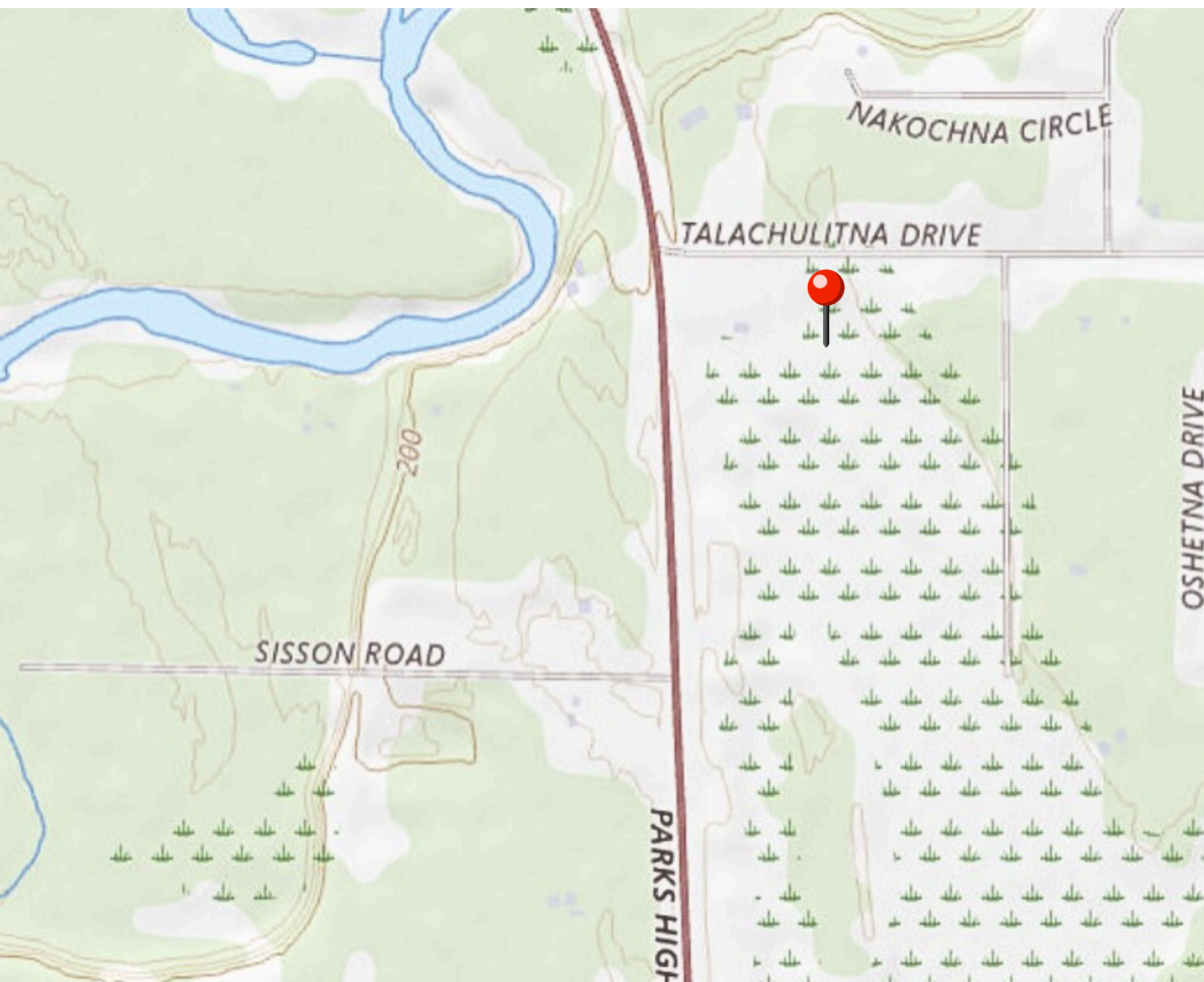


PHOTOS



PLAT MAP





Your slice of Alaska

17.74 acres of pristine Alaskan land just
off the Parks Highway!

Stewart Smith

BROKER | REALTOR®

SSS COMMERCIAL REAL ESTATE

2521 Mountain Village Drive

Suite B PMB 727

Wasilla, Alaska 99654

stewart@stusell.com | 907-727-8686

