

SKYLAND AIRPARK COMMUNITY

# 20057 E. CASWELL LAKE WILLOW, ALASKA

Set your home base at Skyland Airpark. This chalet offers practical living, runway access, and the benefits of a secure, gated community. Lakes, trails, and community amenities are nearby. It is move-in ready with a streamlined closing process, so you can focus on moving with minimal wait time.





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20057 E. CASWELL LAKE  
WILLOW, ALASKA  
99688

***Now easier than ever to own!***

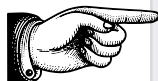
**Overview:**

This move-in-ready chalet at Skyland Airpark offers 900 sq ft of living space across two stories, with a functional layout. The main level features a well-equipped kitchen, a bathroom with a shower and laundry facilities, a bedroom, and bright windows throughout. Upstairs, a closed loft bedroom provides privacy and additional storage. A covered deck expands your living space outdoors, perfect for quiet mornings spent looking out toward the airpark and natural surroundings.

Set on a 1/2 acre lot, the property offers ample space. The adjacent lot to the chalet is also available for \$75,000, making it ideal for building a hangar or shop.

**Quick Tour:**

- 900 SF, 2-Story Chalet on 1/2 acre lot
- 1 bedroom on the main floor, 1 loft bedroom with closed off privacy
- Bathroom with a shower and a washer/dryer
- Open kitchen
- Covered front deck
- Gravel parking
- Extra storage unit outside
- Secure, gated aviation community with runway, lakes, trails, and top-tier amenities
- Adj. lot 813, 18,090 SF (approx. 0.42 acres) available separately.



***Special Purchase & Trade Options***

- **Price (Chalet, Lot 814):** \$239,500
- **Optional Adjacent Lot (Lot 813):** \$75,000 - buy together for expanded yard or to build a shop/hangar.

***Promo Terms***

- **\$10,000 cash down, closing costs included**
- **Quick close available**
- **Owner will finance the remaining balance, OAC with minimum credit score of 750.**

***Trades Considered***

- **Aircraft, gold, silver, or other high-value assets**
- **Trades involving firearms must comply with all federal, state, and local laws and require appropriate licensed transfer or dealer handling**

**Interested? Contact Stewart at 907-727-8686 to discuss terms, trades, or a combined purchase package**



















Lot adjacent available





Said easement embraces an area of 500 square feet, more or less as calculated from said courses and distances.

Scale 1" = 50'





# FLY AND LIVE ALASKA

Skyland Airpark is a unique aviation community in the heart of Alaska, located just two hours north of Anchorage. This 187-acre gated community is designed for pilots, outdoor enthusiasts, and anyone who craves space to breathe, surrounded by a panoramic landscape. With 144 well-planned parcels, the layout offers both privacy and stunning scenery, allowing residents to experience the beauty of the Last Frontier fully. Skyland now features wide, sixty-foot taxiways paved with RAP (recycled asphalt pavement) throughout the neighborhood. These upgrades provide cleaner access, eliminate dust, and ensure dependable, year-round performance.

## Welcoming Entryway

The gated entrance is striking, showcasing a custom-designed archway proudly displaying "SKYLAND AIRPARK" in bold letters and an iconic Navajo propeller centerpiece. Illuminated by photocell LED lights, the entry radiates high visibility in any weather condition. The snow-protected design guarantees smooth keypad-controlled gates year-round for privacy and security.

## Runways and Aviation Amenities

Skyland Airpark offers a well-maintained, 1,500-foot RAP runway, with Caswell Lake just beyond the approach. The setup is ideal for both wheel-based aircraft and floatplanes. All takeoffs and landings follow a single-direction pattern to ensure safe and steady traffic flow. New this season, the 20' x 30' concrete floatplane and boat ramp on Caswell Lake is up and running. It's built to handle both floatplanes and boats with ease. Floating docks are available nearby, making it simple to tie up, unload, or head straight out for a day on the water.

## Prop-Wash Pavilion

The Prop-Wash Pavilion, situated at the base of Big Caswell Lake, provides a great spot for residents and guests to relax and enjoy the outdoors. With picnic tables, BBQ grills, and custom fire pits, it's built for year-round gatherings. An 18-inch, 6-foot windsock on the roof gives pilots a quick wind check before takeoff. The pavilion features the same durable exterior finishes as the hangars at Skyland, designed to withstand the Alaskan elements.





Adjacent to the pavilion is a stainless-steel Bison water pump, designed to operate even in temperatures as low as  $-40^{\circ}\text{F}$ . This addition adds a touch of rustic charm while ensuring usability throughout the year.

### **Unmatched Access & Premium Amenities**

- Explore Over 1,000,000 Acres - Endless hiking and ATV trails at your doorstep.
- \$5 Million in Shared Amenities, including:
  - Common area parks for relaxation and recreation.
  - Plans for a future fuel co-op, providing aviation fuel at cost.
  - A mile-long frozen runway on the lake during winter.
  - Guest aircraft tie-down areas for visiting pilots.

### **Safety, Convenience & Community Support**

- Fire Safety & Secure Mail - Dedicated fire safety access points and federally approved mailboxes enhance security and convenience for residents.
- Emergency Medical Support - Skyland Airpark is a vital local EMS landing zone, enabling rapid medevac evacuations.
- Proven Community Asset - With multiple successful emergency landings, our well-maintained airstrip is crucial in regional safety and response efforts.

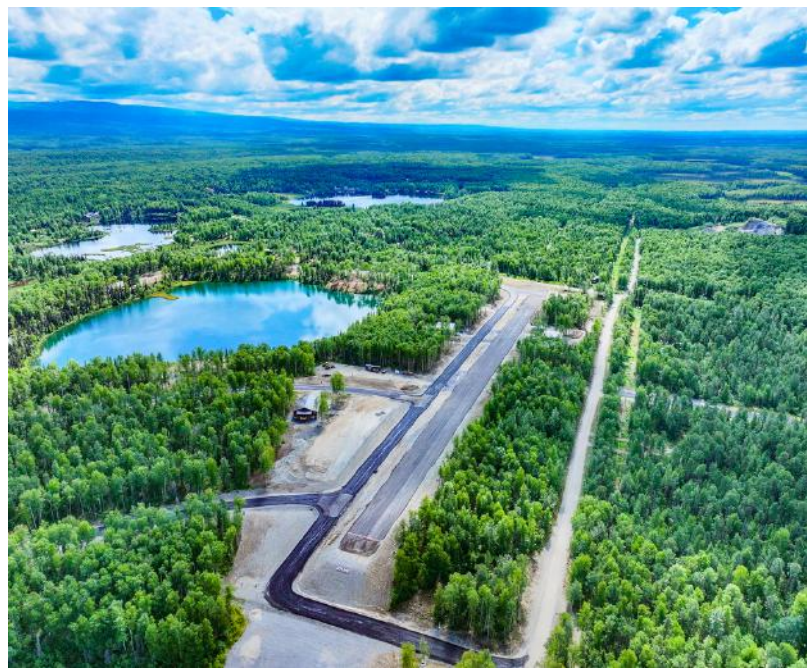
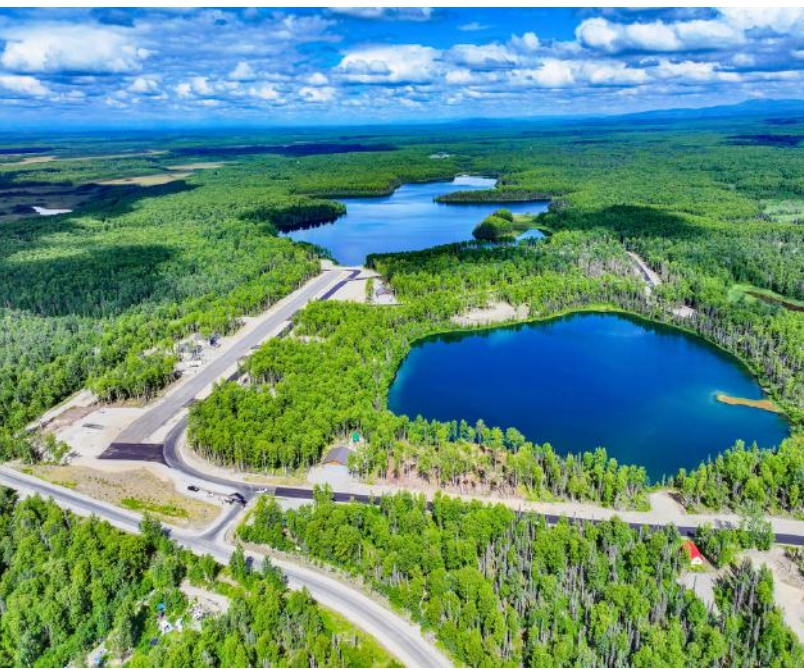
### **Year-Round Activities at Skyland Airpark**

No matter the season, Skyland Airpark offers endless outdoor activities. In the summer, explore scenic hiking and biking trails or enjoy water activities like kayaking, canoeing, paddleboarding, and fishing. When winter arrives, the landscape transforms into a playground for snow machining, ice skating, snowshoeing, and ice fishing-plus cozy evenings by the bonfire pits. Whether it's the long summer days or the peaceful winter landscapes, there's always something to enjoy every season.

To preserve the integrity and value of our community, Skyland Airpark has strong Covenants, Conditions, and Restrictions (CCRs) in place, ensuring a high standard of quality, privacy, and aesthetics for all residents. Join us in maintaining this exceptional environment-secure your place at Skyland today!

**To view available lots, sizes, and prices, visit our website at: [www.skylandairpark.com](http://www.skylandairpark.com)**







## Skylanders!

The seasons are shifting, and so is the pace at Skyland Airpark. September brings more progress, fresh updates, and new ways to enjoy our community.

### Lighting the Way

This fall, Skyland is getting brighter in all the right places. Four new light poles have been installed to improve safety and convenience: one at the main entrance 'Sky Gate', one at the Bear Ridge entrance 'Bear Gate', one at the maintenance yard, and one at the Prop-Wash Pavilion. Each pole, standing 30 feet tall, will feature energy-efficient, downcast LED fixtures that focus light where it is needed most, such as roads, taxiways, and gathering spots. The design reduces glare and keeps the night sky clear for stargazing, while providing the airpark with safer access after dark.



### Prop-Wash Enhancements

Work continues at the Prop-Wash Pavilion. Cameras have already been installed through our Wi-Fi service. Construction progress also includes new sliding barn-style doors and exterior signage, bringing the pavilion closer to its finished look and making it an even better gathering place for Skyland owners and guests.

### FAA Application Update

Skyland Airpark has submitted an FAA application for runway number recognition and

seaplane operations on Caswell Lake. We are waiting for final approval and will share updates as soon as we have them.

### Runway and Taxiway Care

To ensure the RAP surface cures properly, we kindly ask owners to drive just outside the normal tread path along taxiways/roadways when possible. This simple act spreads the weight across the surface and allows the emulsifier to harden evenly. Your small efforts now will contribute to the long-term reliability of our taxiways.

## Community Updates

### Member Meeting

A member meeting is tentatively planned for October. Details will be announced once the date is confirmed.

### New Skyland Swag

Fresh decals are now available for owners (as seen in the photo). Grab one from Stewart and rep Skyland on your plane, vehicle, or both!

Thank you for being part of the continued growth at Skyland Airpark. With every improvement we make, from lighting and paving to community gathering spaces, we are building a place where you can live and fly Alaska!

**-Your Skyland Airpark Team**  
Stewart Smith, 907-727-8686  
stewart@stusell.com  
SSS Commercial Real Estate  
**Schedule your tour today!**



# Soar Through the Alaskan Sky

## "It's More Than a Lifestyle-It's an Adventure!"

The rarity of this expansive acreage, historical richness, and limitless potential of this property promotes an ideal environment for Alaskan adventure

Source: Skyland Airpark | Living Alaska's Greatest Adventure



CONTACT US



**STEWART S SMITH**

SSS COMMERCIAL REAL ESTATE

Direct: 907-727-8686

Email: [stewart@stusell.com](mailto:stewart@stusell.com)

20057 E. CASWELL LAKE WILLOW, AK

**[WWW.SKYLANDAIRPARK.COM](http://WWW.SKYLANDAIRPARK.COM)**