

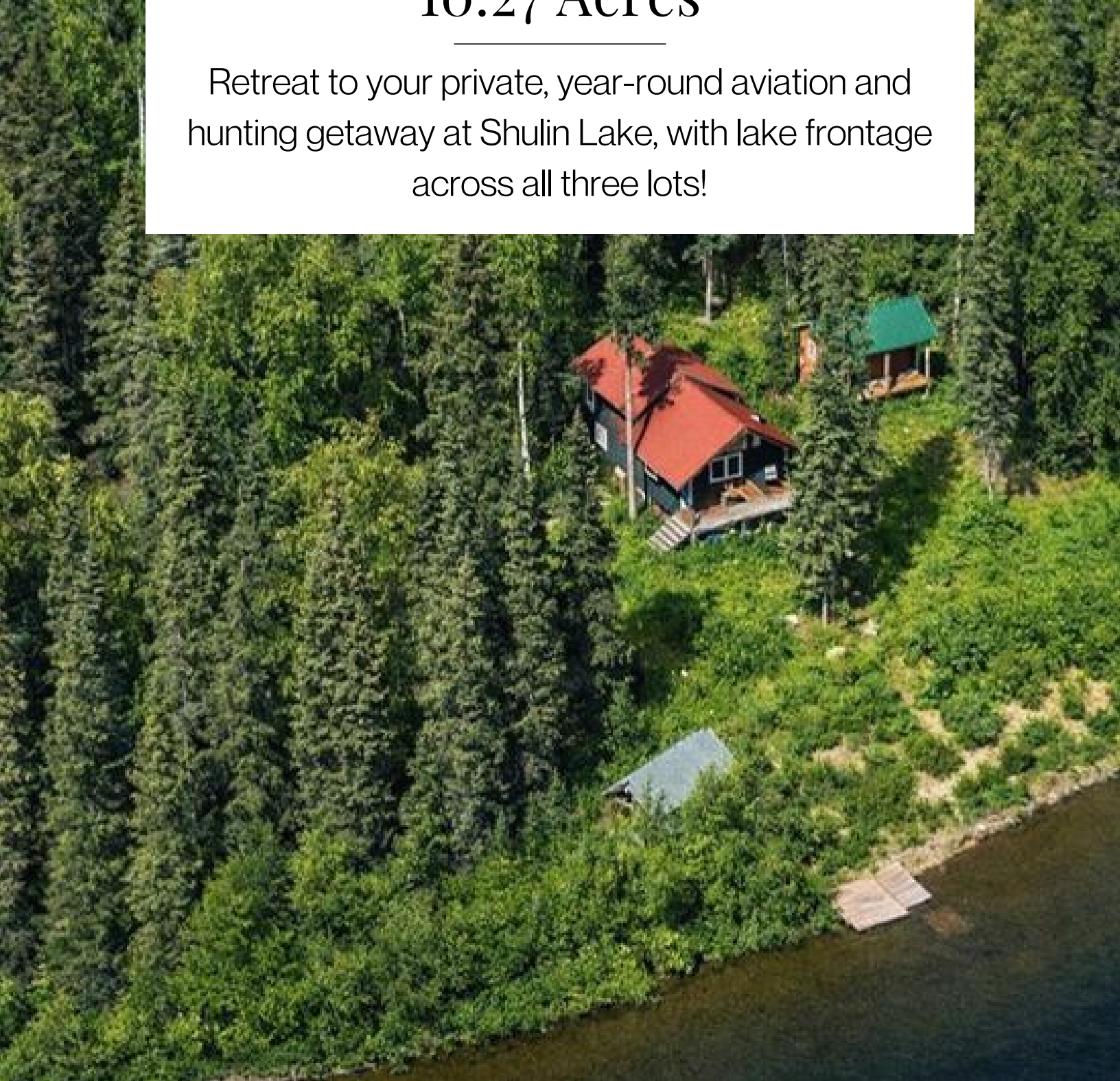
OFFERED FOR SALE
SSS COMMERCIAL REAL ESTATE

Shulin Lake Small Tract

L28-30

10.27 Acres

Retreat to your private, year-round aviation and hunting getaway at Shulin Lake, with lake frontage across all three lots!





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Property Overview

Shulin Lake

Hunt, Fish, and Fly from Your Own Private Retreat

447,361 SQFT | 10.27 ACRES | MLS# 24-12336

Set across 10.27 acres on three waterfront lots, this Shulin Lake property delivers privacy, access, and room to build out your own Alaskan setup. The property includes an existing 18x28 heated cabin with an open loft, along with several support structures: a 10x10 sauna with a shower, an outhouse, and an 8x8 boathouse at the water's edge.

Three Lots

- Lot 28: 4.62 acres with cabin & outbuildings
- Lot 29: 2.90 acres
- Lot 30: 3.75 acres

All three lots offer waterfrontage, totaling approximately 875 feet along Shulin Lake.

Located 62 air miles from Wasilla, you can reach the property by floatplane in summer or ski-equipped aircraft in winter. A 1,400-foot gravel and sand runway sits about a 15-minute walk away via an existing 4x4 trail. The same trail connects to Peters Creek, feeding into the Kahiltna River system.

The area sees seasonal king and silver salmon runs when open, and Shulin Lake holds rainbow trout and solid fishing. For hunting, a tree stand is already set at the back of the property, where the current owner has regularly seen large bull moose.

The land is mostly flat and heavily timbered. Some larger trees have been impacted by spruce beetles, which opens the door for clearing, firewood, or future development.

The cabin has been vacant for several years and should be viewed as a project. It has been sealed to protect against black and brown bears, so plan accordingly.

Disclaimer

All measurements are approximate and subject to buyer verification.



Price: \$280,000



Main Cabin

Boat House

Sauna

Topo Map

SHULIN LK SM TR ASLS 74-11
PARCEL B LOT 28, 29, 30





2.75

2.90

4.62 acres



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Private retreat at Shulin Lake!

Hunt, Fish, Fly: Alaska

Disclaimer

SSS Commercial Real Estate

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