

SSS COMMERCIAL REAL ESTATE

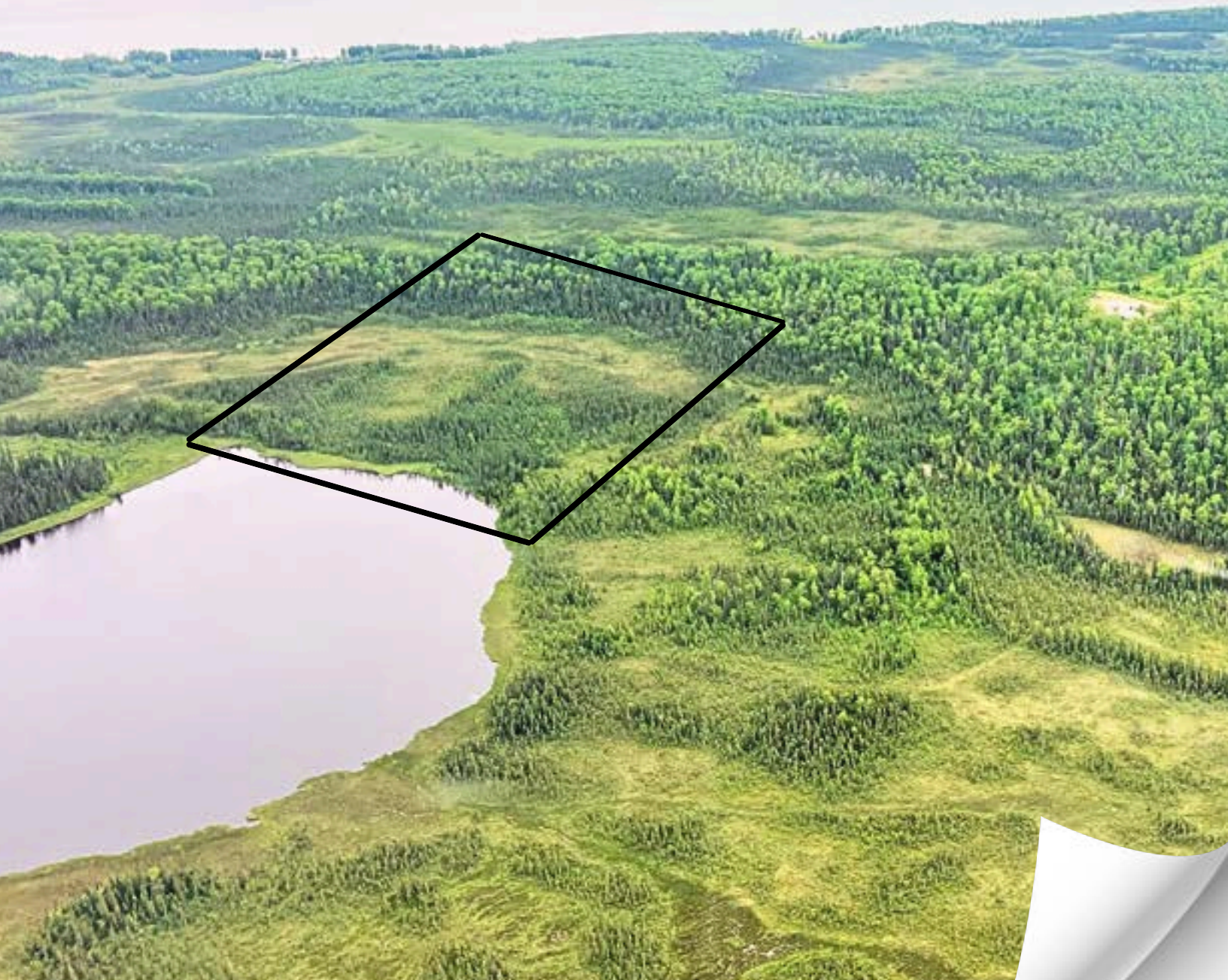
# Boo3 POINT MACKENZIE ROAD WASILLA, AK 9965

---

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

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

80 Acres



THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE MUNICIPALITY OF ANCHORAGE, MAT-SU BOROUGH AND/OR OTHER PRIVATE AND GOVERNMENTAL SOURCES. THIS INFORMATION IS NOT WARRANTED OR GUARANTEED IN ANY WAY. THE OWNER AND STEWART SMITH OF SSS COMMERCIAL REAL ESTATE MAKE NO WARRANTIES, EXPRESSED OR IMPLIED, REGARDING THE COMPLETENESS OR ACCURACY OF ANY INFORMATION CONTAINED HEREIN. THIS DISCLAIMER INCLUDES BUT IS NOT LIMITED TO, SQUARE FOOTAGE, LAND SIZE, LEASE LENGTHS, BUSINESS PROFITS, FINANCIAL PROFILES, RENTAL INCOME, EQUIPMENT LISTS, STATEMENTS & FINANCIAL PROFILES, AND INVENTORY.

EACH INTERESTED PARTY SHOULD CONDUCT HIS OR HER DUE DILIGENCE INVESTIGATION. THE READER OF THIS PACKAGE IS HEREBY INSTRUCTED TO VERIFY ALL INFORMATION CONTAINED HEREIN. THE READER IS ALSO INSTRUCTED TO SEEK LEGAL ADVICE AS WELL AS ACCOUNTING ADVICE AS TO THE EFFECTS OF THIS TRANSACTION. THIS PROPERTY MAY BE SUBJECT TO PRIOR SALE/LEASE AND WITHDRAWAL FROM THE MARKETPLACE AT ANY TIME WITHOUT NOTICE.

THIS PACKET IS SOLELY THE PROPERTY OF STEWART SMITH OF SSS COMMERCIAL REAL ESTATE.





# » Table of Contents

4

**Description**

5

**Photos**

6-7

**Parcel Maps**

7

**Contact**

# Boo3 POINT MACKENZIE ROAD WASILLA, AK 9965

## Your Wild Escape is Just a Call Away!

---

### Own 80 Acres of Pure Alaska in Pointe Mackenzie

This rare 80-acre property offers the perfect combination of privacy and adventure.

Located in the Pointe Mackenzie area, the land is heavily wooded with a high central ridge. It's well-suited for creating your own ATV trails or developing a private off-grid retreat.

With 500 feet of lake frontage, you'll have private access to excellent fishing.

Moose and black bear are common in the area, making this property ideal for hunting or for those who appreciate true wilderness.

Whether you want to build a remote cabin, set up hunting stands, or enjoy the quiet of undeveloped land, this property gives you the space and freedom to create your own retreat.

After 20 years of joint ownership, this property is now available for purchase.

**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:

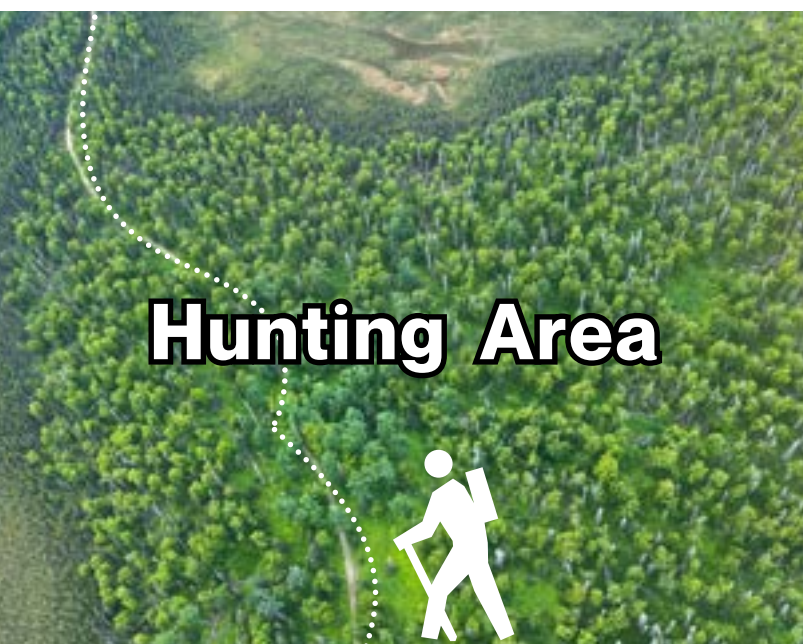
- Prominent high ridge, ideal for ATV trails
- 500 feet of lake frontage on a 1,650-foot-long lake
- Abundant wildlife, including moose and black bears
- Well-treed landscape with multiple ideal building spots
- Access via ATV trail off S. Rex Bell, approximately ½ mile to the property

### Warning:

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

PRICE: \$174,900



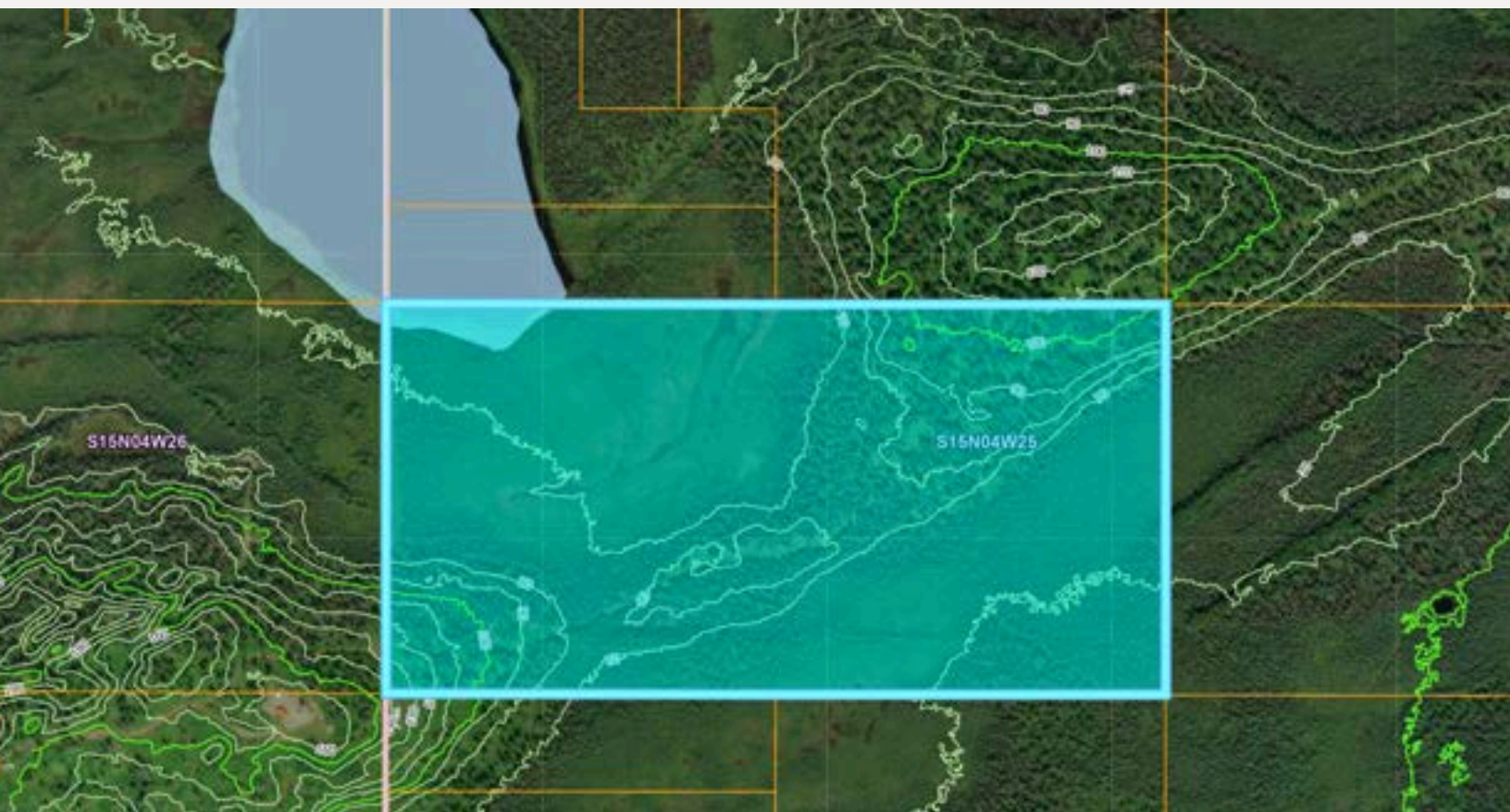






# PARCEL VIEW

TOWNSHIP 15N RANGE 4W  
SECTION 25 LOT B3

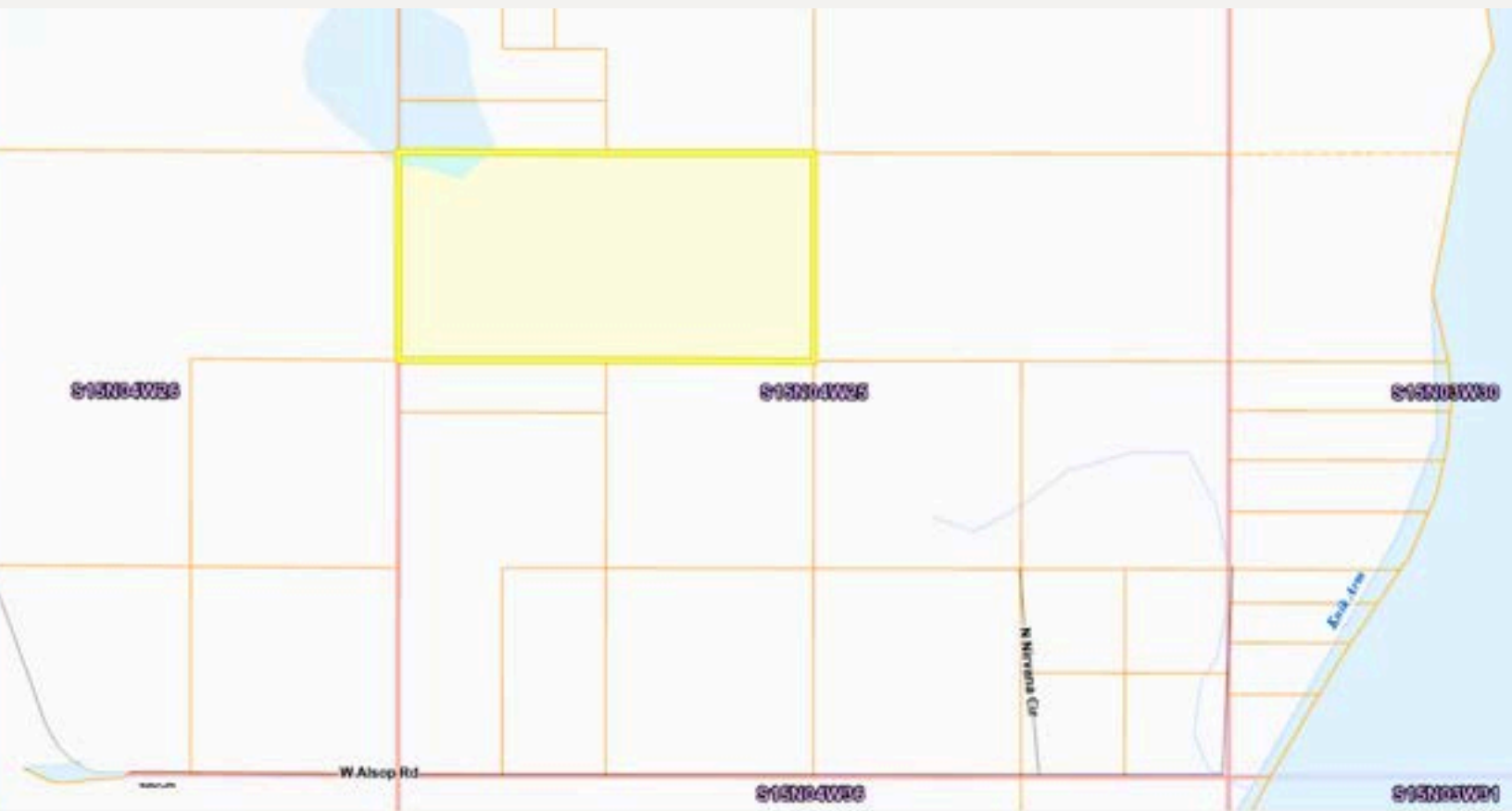
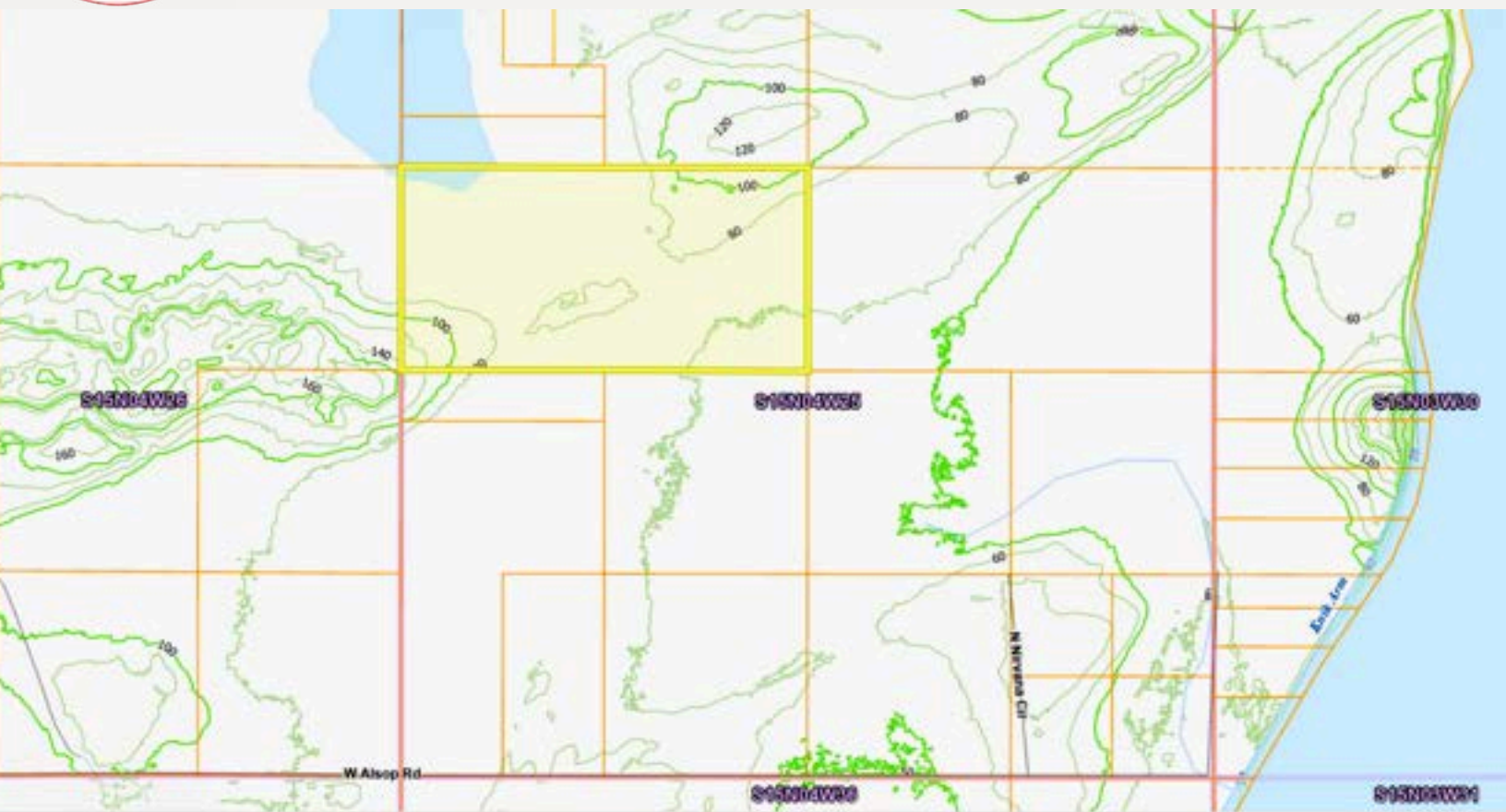






# PARCEL VIEW

TOWNSHIP 15N RANGE 4W  
SECTION 25 LOT B3



SSS COMMERCIAL REAL ESTATE

# EXPLORE

## *Adventure Awaits!*

**B003 Point MacKenzie Road  
Wasilla, AK 99654**

WWW.STUSELL.COM

*Just a Call Away!*

**Stewart Smith**

BROKER | REALTOR®

SSS COMMERCIAL REAL ESTATE

12521 Mountain Village Drive

Suite B PMB 727

Wasilla, Alaska 99654

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

[907-727-8686](tel:907-727-8686)

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



MLS# 22-3066