



## 9.5 Acres

### \$39,900

**Matanuska-Susitna Borough,  
Alaska**

[landresellers.com/properties/03d531b7e55](https://landresellers.com/properties/03d531b7e55)



## Property Details

**Property Types:** Land  
**State:** Alaska  
**County:** Matanuska-Susitna Borough  
**City:** Big Lake  
**Price:** \$39,900  
**Total Acreage:** 9.5  
**Property ID:** Big Lake alaska x2  
**Property Address:** Big Lake, AK

**APN:** 53954000T00B, 53954000T00A  
**GPS:** 61.545487041893, -149.95401180189  
**CCRs:** none  
**Association Fees:** none  
**Power:** NO  
**Taxes:** \$140  
**Seller Fees:** 90

### \* Big Lake Alaska \*

Surrounded by State of Alaska land

### \* Borders Small Lake \*

No Pictures at this time. Pictures are Stock Pics of Big Lake

- SIZE: 9.5 +/- acres total
- APN# 53954000T00B, 53954000T00A
- LEGAL DESCRIPTION: Alaska State Lands Survey 90-262 BK 00 Lt 00A & B, Plat 1992-30; Palmer Recording District, Third Judicial District, State of Alaska.
- CITY: Big Lake
- STATE: Alaska
- COUNTY: Matanuska-Susitna Borough
- GENERAL LOCATION: 1/2 mile North of Big Lake
- GPS (approx): 61.54564 , -149.95321 ; 61.54538 , -149.95526
- GENERAL ELEVATION: 150'-160'
- GENERAL INFORMATION: Surrounded by State of Alaska lands. Trees Meadows. Wide Open spaces.
- TYPE OF TERRAIN: level to Rolling
- ZONING: Check with Matsu Borough for your intended usage
- POWER: NO
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: 1/4 mile to a good dirt road
- PROPERTY TAX: \$140 a year
- CLOSING/DOC. FEES: \$90
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none

### THINGS TO DO

Not surprisingly, recreation in the area centers around the lake - and it is indeed big - with 67 miles of shoreline. Popular activities include swimming, camping, boating, fishing, jet skiing, and tour boat rides in the summer. Local outfitters rent out all the equipment you need to enjoy the water - including jet skis, pontoon boats, kayaks, and more - on an hourly or daily basis. Once Big Lake freezes over in winter, the area becomes a playground for a wide range of winter activities including snowmachine competitions, dog mushing, ice fishing, and cross-country skiing.

\*\*Owner financing available.

No Qualifying. No Credit Checks.

Gps/lats/longs coordinates are provided as a tool to assist the Buyer.

Use the maps to confirm.

BUYER TO VERIFY listings' GPS coordinates

Go to 1881.com area land page

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.