



## 0.58 Acres

### \$14,995

**Matanuska-Susitna Borough,  
Alaska**

[www.landresellers.com/properties/f3cb472c6e0](http://www.landresellers.com/properties/f3cb472c6e0)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Alaska  
**County:** Matanuska-Susitna Borough  
**City:** Willow  
**Zip:** 99623  
**Price:** \$14,995  
**Total Acreage:** 0.58  
**Property ID:** C-2023061  
**Property Address:** 48734 S Cutthroat Dr, Willow, AK, 99623  
**APN:** 56070000L0617

**Dimensions:** 90' X 281.27' X 90.01' X 280.22'  
**GPS:** 62.00562, -149.94654  
**Subdivision:** Caswell Lakes  
**Lot:** 617  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Gravel  
**Time Limit to Build:** None  
**Taxes:** \$45  
**RV Policies:** Allowed

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Available now, this heavily wooded, level, and undeveloped lot in the Caswell Lakes Subdivision near Willow, Alaska. This a wonderful location for a permanent residence or simply a summer getaway. Caswell Lakes is about 15 minutes north of Willow and about 45 minutes from the larger town of Wasilla. Less than 30 minutes to the north lies the historic town of Talkeetna

### Talkeetna

Located 115 miles north of Anchorage, this quaint town is not to be missed if travelling or even living in the area. Talkeetna is nestled at the base of North America's tallest peak, Denali. No trip to Talkeetna is complete without a walk down Main Street, with two blocks of historic buildings, shops, art galleries, restaurants, and a brewery. The red and white Nagley's Store dates back to 1921 and is on the National Register of Historic Places. Other historic buildings include the Fairview Inn, dating back to 1923, and the Talkeetna Roadhouse, originally built in 1917. At the end of Main Street is Talkeetna Riverfront Park, offering views of the Susitna River and Denali on clear days.

### Willow and Wasilla

Willow is considered an outdoorsman's dream. Three waterways (Deshka River, Willow Creek, and Little Willow Creek) provide world-class fishing for salmon, rainbow trout, grayling, and Dolly Varden. Wasilla is located 45 minutes southeast of the property on the Glenn Highway in the Matanuska Valley. In Wasilla you will find several hotels, restaurants, and plenty of shopping (both local and national).

### Land Information:

Legal: Caswell Lakes Lot 617

MSB Tax Account No: 56070000L0617

Address: 48734 S Cutthroat Dr, Willow AK 99623

Dimensions: 90' X 281.27' X 90.01' X 280.22'

Size: .58 acres

**GPS: Approximate GPS Coordinates:**

62.00560, -149.94742 (NW Corner)

62.00585, -149.94587 (NE Corner)

62.00562, -149.94569 (SE Corner)

62.00537, -149.94725 (SW Corner)

62.00562, -149.94654 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2023061 FNNN

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



GOVERNMENT  
LAND SALES  
Government Land  
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