



**0.52 Acres**

**\$17,995**

**Matanuska-Susitna Borough,  
Alaska**

[www.landresellers.com/properties/167c7c8f83b](http://www.landresellers.com/properties/167c7c8f83b)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Alaska  
**County:** Matanuska-Susitna Borough  
**City:** Willow  
**Zip:** 99688  
**Price:** \$17,995  
**Total Acreage:** 0.52  
**Property ID:** C-2023060  
**Property Address:** 59884 S Otter Dr, Willow, AK, 99688  
**APN:** 56563000L047  
**Dimensions:** 90' X 196.26' X 137.58' X 237.26'

**GPS:** 61.877, -150.10127  
**Subdivision:** Rustic Wilderness  
**Unit:** 2  
**Lot:** 47  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Gravel  
**Power:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$55  
**RV Policies:** Allowed

\*\*\*See all of our listings by visiting us at [governmentlandsales.us](http://governmentlandsales.us)\*\*\*

Rustic Wilderness Subdivision is located right off the Parks HWY at milepost 80, This is about seven miles north of Willow and approximately 30 miles to the larger Wasilla to the south and Talkeetna to the north. This is a heavily wooded, level, and undeveloped lot with power available. This a wonderful location for a summer getaway.

### 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: Rustic Wilderness Division 2 Lot 47

MSB Tax Account No: 56563000L047

Address: 59884 S Otter Dr, Willow AK 99688

Dimensions: 90' X 196.26' X 137.58' X 237.26'

Size: .52 acres

**GPS: Approximate GPS Coordinates:**

61.87689, -150.10188 (NW Corner)

61.87738, -150.10096 (NE Corner)

61.87702, -150.10079 (SE Corner)

61.87667, -150.10166 (SW Corner)

61.87701, -150.10127 (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-2023060 RORO

*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  
Sales  
510 E 44th St  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...