

SALE – 11.88 ACRES WITH APPROXIMATELY 3,540 FEET OF THE Little SU RIVER in Houston, Alaska. See maps:

The river is a salmon spawning and fishing waterway from the Talkeetna Mountains to the mouth of the Cook Inlet Pacific Ocean. All five Salmon species : Kings, Sockeyes, Chums, Pinks, and Silvers, also Rainbows and Dolly Vardens in the Little Su.

These 11.88 acres are listed as a Fema 100 Year flood plain, with 2 areas with higher elevations. Possible location for homestead, recreation, cabins, or acquire a zoning permit for canoe, kayak, rafting, or floating business. Take-outs for 1 or 2 hour trips or 2-3 day trips to Berma Landing. Winter activities include cross country skiing and snow machines on the Herring Trail to Hatchers Pass and Talkeetna Mountains.

Within 2-3 miles, Post Office, Gas Station with 3 Bear convenience store, city hall, fire station, camping park, trailer park, ice cream/ gift shop, Middle and High schools 5 miles, Wasilla area 16-18 miles for mainly a four-lane highway for Hospitals, Wal-Mart, Target, Groceries, Medical/Dentists, Lowe's, restaurants, Home Depot and many retail/services.

MTA Power lines to the boarder of the property, and a section line 33 ft. access to the property. Climate data: Summer averages 68 degrees, with highs lower 80, and average winter 10 degrees, Driest April-July, wettest August-September, average 30 inches of snow, November-March. Usually low humidity and low winds, averages 3.7-6.7 mph. Many lakes in the area, summer temps 52-48 degrees. Daylight June max 19 hr.34 min. and December 5 hr.18 min.