

Property Background Letter

March 8, 2026

To Whom It May Concern,

I wanted to share some background about this property based on the time I spent exploring and working on the land. What follows reflects my personal experience with the property during the years I owned it.

This parcel consists of approximately 80 acres located in the Matanuska-Susitna Borough. What first stood out to me was the combination of privacy, wooded terrain, and elevated ground. From aerial imagery the surrounding region can appear mostly wet, but the land itself is a mix of terrain. Roughly thirty acres are lower marsh or muskeg ground, while about fifty acres are wooded with mature trees.

One of the most notable features of the property is a natural ridge along the west side. Based on topographic map measurements between selected points, the ridge appears to sit about twenty-four feet above nearby marsh ground. When I spent time on the property, I cleared

enough space to bring four-wheelers onto the ridge area. Once on that higher ground, the landscape changes noticeably, with solid wooded terrain and a different feel from the surrounding low areas. From there the land gradually slopes downward toward wetter ground on the eastern side. To me it always felt like the natural location for a cabin, and the ground there felt noticeably firm compared to the surrounding marsh areas.

Access into the area requires some planning, as is common with many remote Alaska properties. When I visited the land, approaching from the Parks Highway direction was the most workable route for me at the time. There are also right-of-way easements in the area that were originally laid out during early survey work.

The history of the parcel is also interesting. The land traces back to early survey planning that occurred before Alaska became a state. Survey crews physically walked and marked these parcels by hand while laying out sections and identifying potential road corridors. This property was part of one of those original 80-acre tracts and, unlike some neighboring parcels that were later divided, it has remained intact as a single parcel. The previous owners purchased the land directly from the State of Alaska, making us the third owners of this tract.

During one of my visits I also came across one of the original survey markers still standing in the area. One of the poles had been bent slightly at some point, possibly from a snowmobile, but seeing a marker like that out in the middle of the wilderness was one of those moments that really makes you appreciate the history of how this land was first surveyed and mapped.

There is also a lake located south of the property along the same ridge system. The lake itself is not on the parcel, but it is a notable natural feature in the surrounding area, and there is a legal easement that provides access to it. One thing I always found interesting about that lake is that it appears to sit slightly higher than some of the surrounding terrain, which has always made me wonder if it may be spring-fed or deeper than it looks from satellite imagery. From what I observed, water seems to move from that area toward the west side of the property over the ridge in a small natural drop, creating a unique feature that I have not personally seen elsewhere.

The property also contains an electrical easement referenced in the deed, corresponding to the transmission corridor in the broader area.

At one point I was also approached by a few local pilots who mentioned that the property's orientation and approaches might make it suitable for a private landing strip. Aviation was never really my focus, but their enthusiasm made it clear that the land may offer possibilities beyond what I originally considered.

My family and I originally moved to Alaska hoping to build a life in the Last Frontier. Although circumstances eventually required us to leave before we could develop the land the way we had planned, I always believed the property had strong potential.

For someone looking for a private recreational retreat, a future cabin site, or simply a long-term land investment, the property offers space, timber, elevation, and a landscape that reflects the character of Alaska.

I also took a number of photographs during my time visiting the property that show different parts of the land and surrounding features. Anyone interested in learning more or seeing additional photos is welcome to reach out through the listing agent.

Sincerely,

Jeremy Small

Property Owner