

All About the Gerrue Alaska Homestead

This is an original Alaska homestead on 155.28 lovely, pristine and permafrost-free acres that were originally obtained in 1973 by land patent. The large parcel straddles the Old Edgerton Highway, and is close to the Wrangell-St. Elias National Park & Preserve. The Copper River, and its world-renown salmon, can be accessed from the property along logging roads – it's about a mile away, as the crow flies.

Features of the property include:

- 10 cleared homesite acres, with a log cabin and outbuildings
- 45 additional cleared acres, suitable for farming, grazing, an airstrip, etc.
- ~ 80 more acres of tall, untouched timber
- ~ 20 more timbered acres are across the Old Edgerton Highway – this portion could be parceled and sold, if desired.

The homestead has a three-story log cabin, originally built in 1969, with ~ 1,200 SF of living space. In 1977 ~ 900 SF were added, for a total of ~ 2,100 SF of living space. In 1990 a top-floor greenhouse was added as well. There's also a large deck (some boards need to be replaced) off the 1977 addition.

Please note that the 1969 cabin floor is sunken because of some rotted foundation timbers (the logs walls are still ok), and the 1977 addition is not level (because it's attached to the original structure), but its pilings foundation is fine.

The cabin and addition are suitable for temporary habitation while building a home, or for ample and secure storage.

The cabin is wired for electricity, telephone and high-speed internet. For heat, there's a Toyo stove.

A refrigerator and various other items (equipment, furniture, antiques etc.) come with the property – please see the Bill of Sale for further clarification.

Various outbuildings on the homestead include a two-story garage/workshop (~800 SF), a large greenhouse with an attached deck (the deck needs work), a chicken coop, a tool shed (with tools), an outhouse, and several small-to-medium size storage sheds that are in usable condition. There is also a children's playhouse on the edge of the clearing.

Various lawn/farm tools on site (rake, seeder, etc.) will also pass with sale.

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The property comes with two 300-gallon fiberglass tanks for water storage. (Public use state-monitored drinking water is available at the Kenny Lake Community Well near the Kenny Lake Community Hall, which is about seven miles away. The water is available for self-haul, and can also be delivered by local service providers.)

There are also multiple areas on 155.28-acre property that may be suitable for a well.

The parcel has sufficient road frontage for subdivision purposes, with access roads for potential homesites throughout.

The sellers also have a trailer and a 13-foot aluminum skiff resting on the bluff above the Copper River, and will transfer title to the buyer at the time of recording.

Please note that The Old Edgerton Highway is well-maintained throughout the year, as it's part of the bus route for Kenny Lake schools, and the homestead has regular mail service.

Located on the property and available on a Separate Bill of Sale is a 1998 John Deere model 5510 4x4 tractor with ~2,000 hours of use. It comes with a 541 bucket loader, an MX-7 rotary cutter, a spare front tire, and replacement cabin glass. **Please inquire for pricing.**

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