

THE BLUFF AMOOK ISLAND LARSEN BAY AK 99624

10 ACRES ON AMOOK ISLAND ALASKA

N57* 26.907' W153* 52.365'

660 FT WATERFRONT W/PRIVATE BOAT LAUNCH

48' X 24' HOUSE

GREATROOM 24' X 20' = KITCHEN/DINING/LIVING AREA

1 BEDROOM 12' X 20'

1 GUEST ROOM 10' X 12'

1 BATH 12' X 8' FULLY FUNCTIONAL

LAUNDRY/STORAGE 12' X 8'

LOFT ON EACH END OF HOUSE FOR SLEEPING OR STORAGE

PANTRY 8' X 8'

MUD ROOM/ENTRY 8' X 16'

HOUSE COMPLETELY FURNISHED TO INCLUDE:

LIVING ROOM FURNITURE, OAK KITCHEN TABLE & CHAIRS,

QUEEN BED, 2 LARGE DRESSERS, WASHER & DRYER,

3 FREEZERS, REFRIGERATOR, PROPANE STOVE

2 SATELLITE DISHES TO CONNECT TO TV & INTERNET

HOMESTEAD POWERED BY 15KW DIESEL GENERATOR WITH MAGNUM INVERTER

CONNECTED TO A 24 BATTERY STORAGE BANK TO PROVIDE 110 POWER 24/7

12KW BACKUP DEUTZ GENERATOR

HEAT SOURCE :: ANTIQUE OIL BURNER AND WOOD BURNING HEATER

HAND DUG WELL WITH LINE BURIED TO HOUSE. CONNECTS TO 250 GALLON

STORAGE TANK UNDER HOUSE

HOT WATER SUPPLIED BY PALOMA PROPANE POWERED INSTANT TANKLESS SYSTEM

2 GREENHOUSES

22' X 5 40' BETWEEN HOUSE & SHOP

22' X 28' BEHIND HOUSE WITH FENCED GARDEN AREA

TROY ROTILLER HORSE

MODEL

24' X 24' SHOP :: TOOLS INCLUDED

10' X 24' GENERATOR SHED

12' X 24' MECHANIC'S SHED : INCLUDES TRACTOR STORAGE AREA

10' X 16' BOAT SHOP :: TOOLS INCLUDED

OUTHOUSE

BANYA ::BATH/SWEATHOUSE::

WOODSHED

SMALL FISH SMOKER

186D YANMAR 4 WHEEL DRIVE TRACTOR WITH 3 POINT HITCH: FRONT BUCKET & TILLER

1974 FORD F250 4X4 WITH 12000# RAMSEY WINCH

8000# WARN WINCH

20' ALUMINUM WELDCRAFT JET BOAT W/ TRAILER :: POWERED BY INBOARD 350 CHEV GAS MOTOR & 9.9 YAMAHA KICKER

28 1/2' ALUMINUM DOUBLE HULLED BOAT WITH FRONT DROP GATE ::FOR LOADING W/TRAILER POWERED BY VOLVO AD41B DIESEL MOTOR

9' AVON RUBBER RAFT

SHOP & OTHER TOOLS & EQUIPMENT

BU15 Double Drum winch

Radial arm saw

Chop saw

Air compressor

Hobart Welder

DeWalt Planer

Drill Press

8" Table saw

Shaper

DeWalt 18V system with

hand tools and extra batteries

Small grinding Wheel

Oregon Electric Chain saw sharpener

Assorted screws, nuts, bolts, washers

Electrical fittings & parts

Hand Tools to include -

Hammers, saws, screwdrivers, wrenches

pliers,

Splitting mauls, wedges, hatchet

Troy Bilt Garden Tiller

Hoes, Spading fork, hand tools

Gardening equipment, pots - crates - starting equipment

Weedeater with extra line

Chain Saw

Pressure Washer

Meat saw & Grinder

Shovels, post hold digger, pry bars

Ladders

Oil filters for all equipment

Assorted parts for equipment

Fishing gear

Spotting scope

Binoculars

All fuel on hand at time of sale

#1 Diesel

#2 Diesel

Gas

Propane