



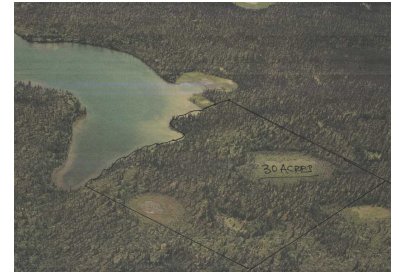
# **MOSSY OAK PROPERTIES**

## **Exclusive and Rare Katmai National Park Property - Lakefront with Access to World-Class Rainbow Fishing**

**\$1,200,000 / 30.00+/- Acres**

### **About This Property**

This tract is one of only 3 privately owned, undeveloped, parcels of land remaining in Katmai Park. Ideal for a private retreat or commercial enterprise with excellent access to a multitude of outdoor activities, including world-class Rainbow fishing. This land is buildable, with no restrictions, and has about 1,200 feet of lake frontage offering multiple spots for your dream cabin or lodge. Very uniquely situated in Katmai National Park on a floatplane accessible lake just 10 miles from the world-famous Brooks Falls, where travelers come to see huge Brown Bear catching Salmon. This is the only privately owned parcel on the lake and is surrounded by park land. The topography is gently rolling with high ground, good drainage and fantastic views. A very unique property indeed.



Area: 890 - Lake & Peninsula Borough  
Borough/Census Area: 4F - Lake & Peninsula Borough  
Region: 4 - West & Southwest Alaska Regions  
Zoning: UNZ - Not Zoned  
Acres: 30.00  
Directions: 58.4332187,-156.2578695  
Legal: U.S. Survey No. 8009, Alaska (see attached Deed for full Legal Description)  
Vacant Land Type: Commercial; Recreational; Remote  
Cash; Conventional  
Topography: Gently Rolling  
To View: Call Listing Licensee, Brad Baker, at 907-301-3101 - Fly in.  
View Type: Lake; Mountains  
Creek Access and Lakefront, Long Lake (Unofficial)  
Land Features: View; Wetlands; Trees - Heavy; Airplane Access

For more information about this rare opportunity to own land in Katmai National Park, contact Brad Baker at (907) 301-3101.

### **Property Facts & Features**

#### **Recreation**

- Hiking Trails
- Bird Watching



**Mossy Oak Properties of Alaska - Wasilla**

2901 E. Bogard #102  
Wasilla, AK 99654

**Phone:** (907) 357-5100

**Fax:** (281) 664-3098

**Link:** <http://www.mossyoakproperties.com/and/54085>



# **MOSSY OAK PROPERTIES**

## Main Structure

- No Structure

## Other Structures

- N/A

## Rights

- N/A

## Water Access

- Lake
- Creek / Stream

## Fishing

- Freshwater Fishing

## Wildlife

- Bear
- Big Game
- Small Game
- Brown Bear, Moose, Caribou



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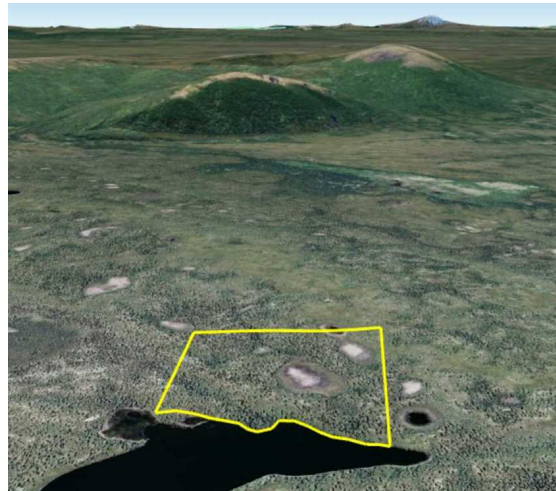
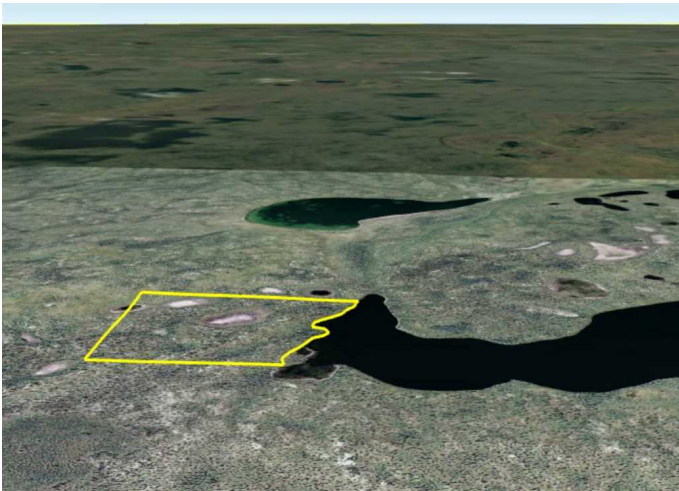
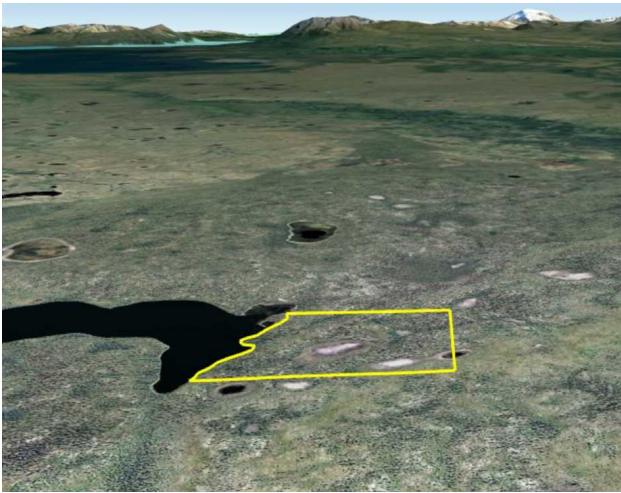
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