



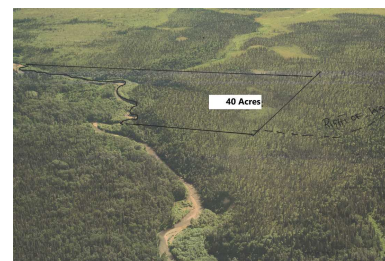
MOSSY OAK PROPERTIES

Exclusive and Rare Katmai National Park Property - 3/4 of a Mile of Creek Frontage Offering World-Class Rainbow Fishing

\$1,400,000 / 40.00+/- Acres

About This Property

Very uniquely situated in Katmai National Park on Headwaters Creek, a very prolific Rainbow and salmon stream. This tract is one of only 3 privately owned, undeveloped, parcels of land remaining in the Park. Ideal for a private retreat or commercial enterprise. World-class Rainbow and salmon fishing with 3/4 of a mile of creek frontage. Several building sites for your dream cabin or lodge. Very uniquely situated in Katmai National Park on Headwaters Creek, a very prolific Rainbow and salmon stream. This tract is one of only 3 privately owned, undeveloped, parcels of land remaining in the Park. Ideal for a private retreat or commercial enterprise. World-class Rainbow and salmon fishing with 3/4 of a mile of creek frontage. Several building sites for your dream cabin or lodge. This is the only privately owned parcel on the creek and is surrounded by park land. This land is buildable, with no restrictions, gently rolling with high ground and good drainage. Covered with Spruce, Cottonwood timber and Alder brush with fantastic views. Access to this property would be by trail from Long Lake which is about 2 miles away. The N.E. corner (the "panhandle portion") is bisected by the creek.



Area: 890 - Lake & Peninsula Borough
Borough/Census Area: 4F - Lake & Peninsula Borough
Region: 4 - West & Southwest Alaska Regions
Zoning: UNZ - Not Zoned
Acres: 39.99 L

Legal: Lot 1, U.S. Survey No. 12109, Alaska (see attached Deed for full legal description)

Access the property by trail from lake sitting about 2 miles to the Southeast. Seller will fly serious buyers to the property for viewing. Listing agent will be present for all showings. Boundary lines shown in pictures are estimated.

Vacant Land Type: Commercial; Recreational; Remote
Cash; Conventional

Topography: Sloping; Gently Rolling

To View: Call Listing Licensee Brad Baker at (907) 301-3101 - Fly In

View Type: Mountains

Water Frontage: Creek

Waterfront Name: Headwaters Creek

Access: Floatplane; Trail

Land Features: View; 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.



**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/54087>



Property Facts & Features

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

Recreation

- Water Sports
- Bird Watching



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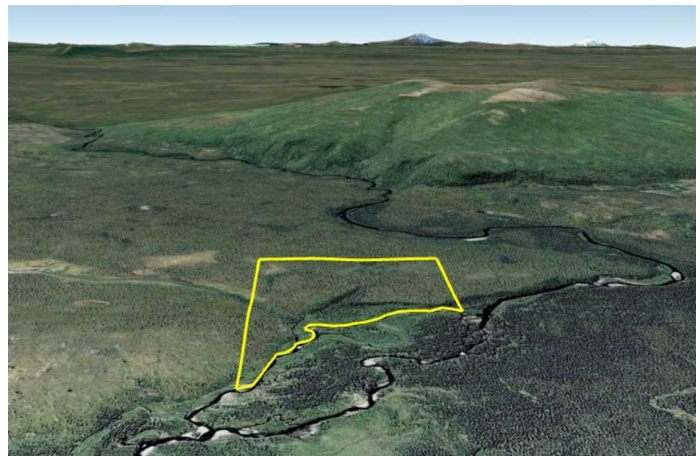
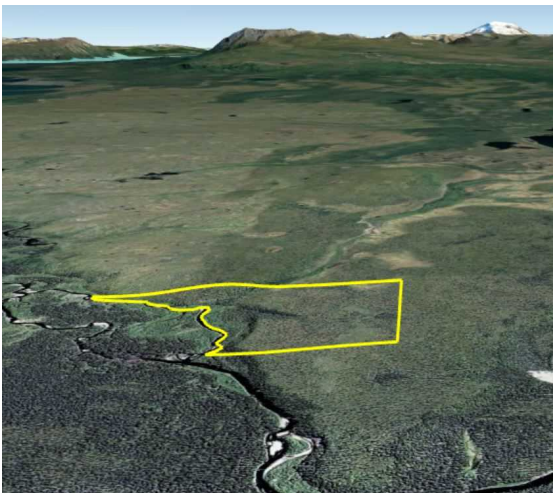
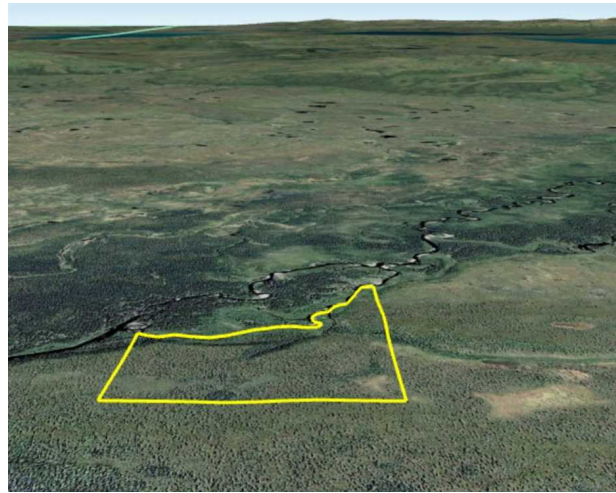
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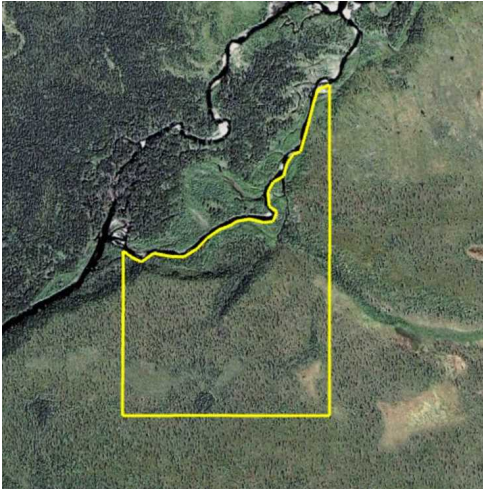
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