
**Rare 134 Acres on
Naknek River
inside Katmai
National Park**

File #C252

Land Size:	134 Acres
Price:	\$1,400,000
Area:	Southwestern Alaska (Katmai National Park)
Legal Description:	Lots 1-7 Block 1, Lots 1-20 Block 2 & Tract A Lake Camp Subdivision; a resub of USS #9197; Plat #98-1; Kvichak Recording District
Directions:	Fly into King Salmon and take the Alaska Peninsula Highway to Lake Camp Road; then Mike's Road to north end of property. Or float plane.
Access:	Maintained gravel road.
Waterfront:	Yes; approx. ½ mile of Naknek River frontage. Wetlands noted.
Utilities:	None
Covenants:	None; unrestricted.
Buildings:	None
Trees:	Sparsely wooded; tundra.
Surveyed:	Yes; the corners were originally marked with 3 ¼" or 2" Brass or Aluminum capped monuments, or 1 ¼" Plastic Caps on 5/8 x 30" Rebar as noted on plat.
Taxes:	None
Terms:	Cash or New Financing
Remarks:	The 2023 Bristol Bay harvest was over 50 million salmon with Naknek River being one of the highest producing streams in the area.

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness, or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.