

Coastal Realty Homer

TANANA RIVER SPORTSMAN'S PARADISE



The **Tanana River** is a 584-mile (940 km) tributary of the Yukon River in Alaska. The river's headwaters are located at the confluence of the Chisana and Nabesna rivers just north of Northway in eastern Alaska. The Tanana flows in a northwest direction from near the border with the Yukon Territory, and laterally along the northern slope of the Alaska Range, roughly paralleled by the Alaska Highway. In central Alaska, it emerges into a lowland marsh region known as the Tanana Valley and passes south of the city of Fairbanks.

This property is a secluded 209 acre Eielson Ag parcel with a five acre home site designated on the north end. Property features a 50 acre field for brome hay, grain or pasture for horses, potential for a 2500 foot airstrip, and 150 acres of valuable timber. From Fairbanks it's an easy 30 minute drive to the parcel, all on roads that are maintained year-round.



Twenty Three Mile slough runs clear and provides excellent fly fishing for grayling and rainbow trout migrating from Piledriver Slough. The owner has intentionally let the brush grow up on the 50 acre field to encourage moose population. In addition to moose, this property also has good black bear and water fowl hunting habitat. Winter provides trapping opportunities for wolves, lynx and coyotes. There are nearby winter dog mushing and snow machine trails. The confluence of Moose Creek and the Tanana River provides ice fishing opportunities for burbot. The Tanana River Flats is accessible by jet boat or airboat from a slough located on the southwest corner of the property.



The property is located within both Borough Fire and Road Service boundaries, and electric service is located on the north end. This is the perfect Alaskan property that offers a wide range of outdoor activities with very easy access as the area can be reached by car, boat or airplane. No matter what the season, adventure awaits along the Tanana River for both the sportsman and outdoor enthusiast alike.

209 acres of Tanana River Sportsman's Paradise offered at \$522,500



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