

# Coastal Realty Homer

## BIG TIMBER LODGE and BIG TIMBER CHARTERS

Raspberry Island, Kodiak

**Big Timber Lodge** is located on the southern tip of Raspberry Island, 12 miles northeast of Anton Larsen Bay on Kodiak Island, and is accessible by boat/air. Encompassing 55 acres of pristine old growth Sitka Spruce in a protected cove with excellent all-day southern exposure and ocean frontage, this is truly a one-of-a-kind property.



- Main Lodge is constructed of local Sitka Spruce
- 2400 square feet with loft
- 2 master suites with private baths
- 2 guest rooms in loft
- Reading area/office
- Guest bathroom
- Fully equipped kitchen with stainless steel appliances
- Dining room with seating for 16
- Fully furnished gathering room with Jotul fireplace and panoramic views of ocean and mountains
- Entry/mudroom includes front-load washer and dryer, forced air furnace, water tank and on-demand hot water heater.
- All linens and furnishings included for a turnkey operation.



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3 private guest cabins tucked into the spruce trees , each with a full bath.

Accommodate up to 12 guests.

All linens, mattresses and furnishings included.



The wood-fired Banya is a welcome comfort after a long day of fishing and the 10'X24' greenhouse and raised garden beds are ready for you to grow your own vegetables and flowers.







Additional outbuildings include:

- Solar and generator shed
- Fish shack with attached terraced decking
- 16' X 24' work shop (Weatherport on wood deck)
- 12' X 14' shed with attached covered lean-to
- 12' X 10' fuel shed
- 26' X 30' galvanized Quonset hut
- Wood shed
- Smoke house
- Outhouse with a great view!



Large amount of equipment and inventory, here are some of the highlights:  
(please contact us for the complete list)

- Generators
- Fuel tanks
- Walk-in blast freezer
- Commercial vacumm sealer
- Additional freezers
- Tools, misc. parts and supplies
- Pressure washer
- Gas powered mower and weed eater
- Log splitter
- Stihl chain saws
- Propane fish smoker







Big Timber Charters comes complete with permits, 30' landing craft (The Lady L) with 2-200hp Suzuki motors and trailer, 24' and 12' aluminum skiffs, 10' Avon rubber raft and all the fishing equipment needed for a successful and lucrative charter business.

Additional equipment includes:

- Honda 4-wheeler and trailer
- 2001 Ford 4 door Crew Cab 350 Dually 1 Ton with canopy
- Marooka-500 Kamatsu dump truck on tracks
- Track hoe-new undercarriage and good motor
- 827 Lucas Mill with blades and extensions
- extensions







With nearly year-round fishing available, some of the species caught are King Salmon, Red Salmon, Silver Salmon, Halibut, and Rockfish. In addition to world-class fishing, this amazing property offers opportunities for guided duck hunting, wildlife viewing and photography, and unguided hunting and transport. This is truly a one-of-a-kind location and once-in-a-lifetime business opportunity.

Big Timber Lodge and Big Timber Charters offered at \$1,490,000



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