



Alaska Expedition Company, Valdez-Cordova County, Alaska, 2.18 Acres

\$799,000.00

- Big Game, Fishing, River Frontage, Waterfowl

The Alaska Expedition Company, Inc. has operated on the Tsiu River in Southeast Alaska since 1991 and built a reputation as a world-class fishing and hunting operation. The Silver Salmon fishing on the Tsiu has been reported by many publications and biologists' reports to be the very best in Alaska. In addition, the lodge is strategically located in some of the finest brown bear, moose, and waterfowl hunting in Alaska with easy access from the lodge by boat to prime hunting areas in the adjacent Yakataga Area State Game Refuge. This asset sale features impeccably maintained buildings that includes 7 deluxe guest cabins, each designed to house 2 clients. All cabins are heated and have full baths. A 1600 sq. ft. two story staff building with 4 full baths is designed to accommodate the staff. A 1200 sq. ft. log lodge with dining and kitchen area; a 420 sq. ft. elevated observation lounge that looks out onto the Bering Glacier and the Chugach Mountain Range; a 200 sq. ft. generator building houses 3 diesel generators (12kw, 20kw, and 40kw); a 900 sq. ft. building houses a walk-in blast freezer, fish cleaning and commercial vacuum packing area and the maintenance and equipment storage area; separate buildings for laundry and linen storage, water heaters, fuel storage, and a well house rounds out the building infrastructure with a total of over 5600 sq. ft., all covered with steel roofing. Rolling stock includes 7 late model Honda ATVs, 3 personnel trailers, an 18' Go-Devil boat with a 23hp Go-Devil motor. Client list for business is included. A Cessna P206 aircraft that is used in the operation can be added as a negotiable asset. A great business, priced to sell!

- Postal / Zip Code : 99574
- Lot Size Acres : 2.18 Acres
- State / Province : Alaska
- Dwelling : No
- County : Valdez-Cordova
- Closest City : Cordova

Home Info

- Elevation : 0

Taxes

Estimated Taxes per year are \$0.00

ASLA 97-49 Containing 2.18 acres

Broker Info



Art Swisher

Coastal Realty Homer

(P:) 907-235-7700

(M:) 907-399-1950

art@alaskacoastalrealty.com

alaskacoastalrealty.com

Thirty one years ago my parents made the decision to bring our family to Alaska. It all started with a vacation, and turned into a life style of many exciting and wonderful experiences! I have been able to pursue my passions of fishing, hunting and hiking. At age fourteen I was commercial fishing all over the state and also working in the family construction business. After having my own contracting business I transitioned into the real estate profession and have really found my niche. I can earn my living doing what I love - hiking and traveling around the state helping my neighbors with their real property needs while introducing new-comers to the most naturally beautiful place in the world - Alaska. My background in construction and personal knowledge of the vast state of Alaska have been valuable in my success in the field of real estate.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."