

Remote Hunting & Fishing Lodge Business
100 Holitna River
Sleetmute, AK 99668

\$1,295,000
23± Acres
Bethel County



Remote Hunting & Fishing Lodge Business Sleetmute, AK / Bethel County

SUMMARY

Address

100 Holitna River null

City, State Zip

Sleetmute, AK 99668

County

Bethel County

Type

Hunting Land, Recreational Land, Residential Property, Riverfront, Business Opportunity

Latitude / Longitude

61.57022 / -157.034812

Dwelling Square Feet

6,500

Bedrooms / Bathrooms

10 / 8

Acreage

23

Price

\$1,295,000



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PROPERTY DESCRIPTION

Alaska Business & Real Estate Opportunity | Remote Fishing & Hunting Lodge with Private Airfield

Rare opportunity to acquire a premier Alaska business for sale combined with valuable Alaska real estate, featuring a fully developed remote fishing and hunting lodge on approximately 23 acres of riverfront property. This is a true fly-in destination in the Alaska wilderness, offering a unique combination of income producing business, land ownership, and lifestyle investment.

This established operation includes a main lodge, multiple guest cabins, staff housing, and a private airstrip, creating a turnkey platform for buyers seeking an Alaska lodge for sale, outfitting business, or hospitality investment.

Investment Highlights

- 23± acres of Alaska riverfront real estate for sale with extensive frontage
 - Private airfield approximately 2,800 feet allowing direct fly-in access
 - Established fishing and hunting lodge business with infrastructure in place
 - Multiple guest cabins with bathrooms and wood heat
 - Main lodge with dining area and full kitchen setup
 - Capacity for guests and staff supporting full lodge operations
 - Fully off grid systems including power, water, septic, and fuel storage
 - Boats, equipment, and operational assets included for turnkey transition
 - Remote setting with minimal competition and true wilderness privacy
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Business Opportunity & Use Potential

This property is ideally suited for buyers seeking a high value Alaska business opportunity with real estate, including

- Remote fishing lodge or hunting outfitter operation
- Adventure tourism or eco tourism business in Alaska
- Private membership or exclusive wilderness retreat
- Corporate retreat or guided outdoor experience destination
- Expansion of an existing lodge or tourism brand

The property offers the ability to continue current operations or expand into a larger scale hospitality or destination business.

World Class Fishing & Hunting

Situated in a highly productive river system in Southwest Alaska, the property provides access to

- Multiple species of salmon and freshwater sport fishing
- Trophy hunting opportunities including moose, bear, and other big game
- Hundreds of miles of remote river systems and wilderness terrain
- A low pressure environment with limited nearby competition

This creates a highly desirable experience for guests seeking authentic Alaska fishing and hunting adventures.

Alaska Lifestyle & Lower 48 Appeal



For buyers coming from the Lower 48, this property represents a true Alaska lifestyle investment

- Expansive wilderness views and untouched natural surroundings
- Northern lights and remote Alaska experience
- Fly-in access creating exclusivity and privacy
- Direct access to fishing, hunting, and outdoor recreation
- Opportunity to live and operate a business in Alaska

This is the type of property buyers are searching for when looking for Alaska property for sale, Alaska business opportunities, or a wilderness lodge investment.

Location & Access

- Located in Southwest Alaska approximately 250 miles from Anchorage
 - Fly-in or boat access only for true remote experience
 - Private airstrip supports charter flights and lodge operations
 - Positioned in a remote area with limited surrounding development
-

Ideal For Buyers Searching

- Alaska real estate for sale
 - Alaska business for sale
 - Fishing lodge for sale Alaska
 - Hunting lodge for sale Alaska
 - Alaska investment property
 - Alaska wilderness property
 - Eco tourism business Alaska
 - Lodge or resort opportunity Alaska
 - 1031 exchange investment property
-

Summary

This offering represents a rare opportunity to acquire a fully operational Alaska fishing and hunting lodge with deeded riverfront real estate and private air access, combining business income potential, land ownership, and an unmatched wilderness setting.

This is not just a property. It is a turnkey Alaska business and lifestyle investment with the infrastructure, location, and scale to support long term growth and success.

Confidentiality & Showings

Detailed business information available to qualified buyers upon completion of a Non Disclosure Agreement

All interested parties must be pre qualified prior to receiving additional information

Seller may consider transition support and management agreement options

Qualified buyers may be eligible for a hosted on site visit experience

Contact Thomas M Lucas III

\$100K Price Reduction Fishing & Hunting Lodge & Cabins with Airfield



\$100K PRICE REDUCTION

REMOTE FISHING AND HUNTING LODGE BUSINESS (LOCATION NOT DISCLOSED) Successfully operated business with excellent airfield. Cabins have bathrooms and wood heating. 23 acres +/- riverfront property. Owner will stay on to manage under agreement. Possible partial Owner Financing

Detailed Business Review available to qualified buyers with completed NDA

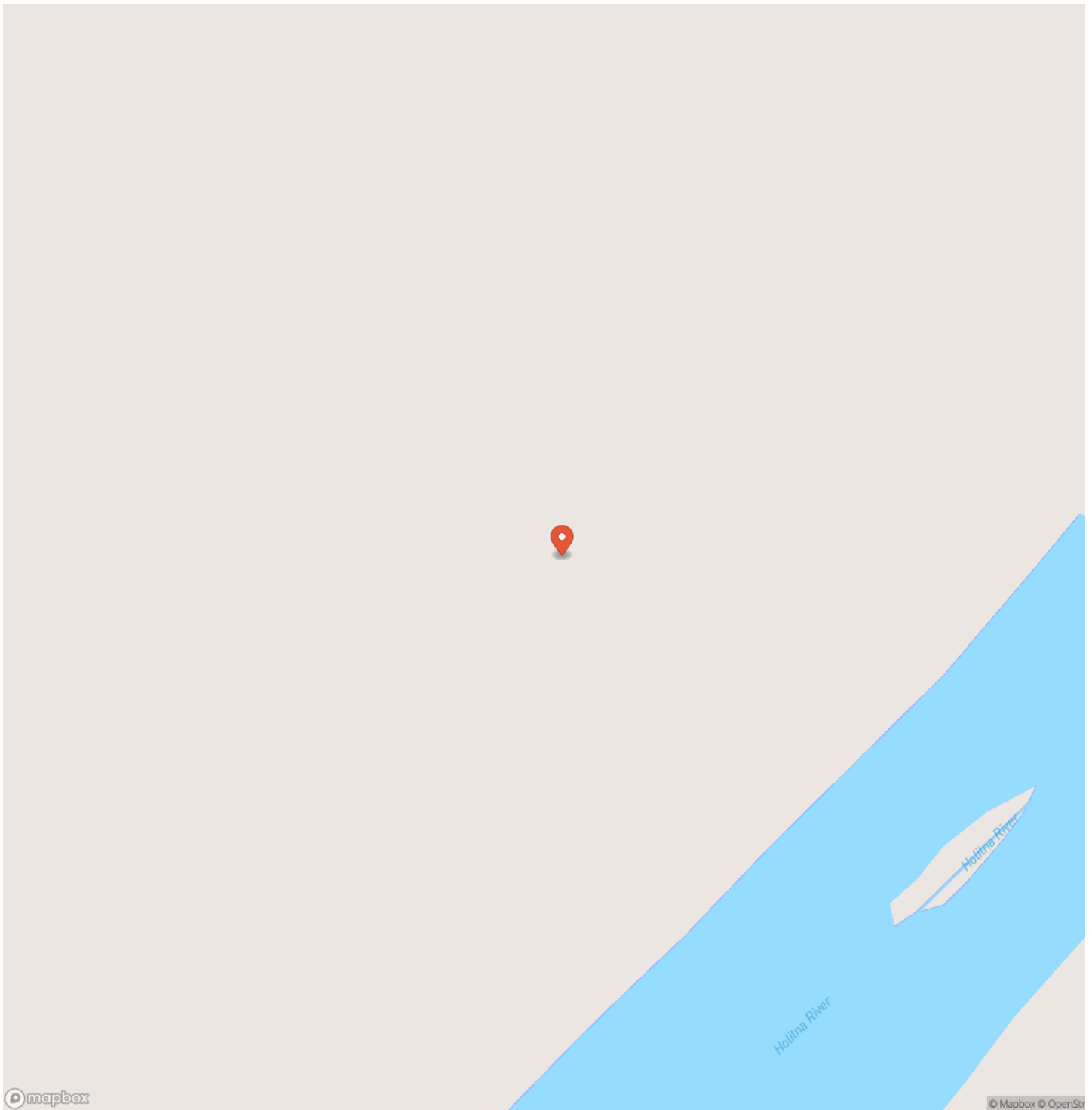
Any interested parties must be pre-qualified and complete a Non-Disclosure Agreement.



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Sleetmute, AK / Bethel County



Locator Map



Locator Map



Satellite Map



Remote Hunting & Fishing Lodge Business Sleetmute, AK / Bethel County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tom Lucas Sr

Mobile

(907) 598-4000

Email

tlucas@mossyoakproperties.com

Address

2901 Bogard

City / State / Zip

Wasilla, AK 99654

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mopalaska.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties of Alaska - Wasilla

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