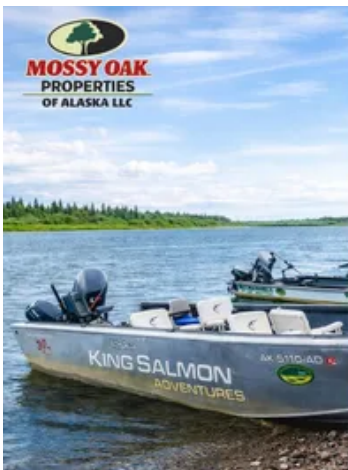


Alaska King Salmon Adventures  
2007 Nushagak River  
Dillingham, AK 99576

**\$850,000**  
12.19± Acres  
Dillingham County



## Alaska King Salmon Adventures Dillingham, AK / Dillingham County

### SUMMARY

#### Address

2007 Nushagak River null

#### City, State Zip

Dillingham, AK 99576

#### County

Dillingham County

#### Type

Recreational Land, Business Opportunity, Commercial, Riverfront, Beachfront, Hunting Land

#### Latitude / Longitude

59.080352 / -157.77015

#### Dwelling Square Feet

5,130

#### Bedrooms / Bathrooms

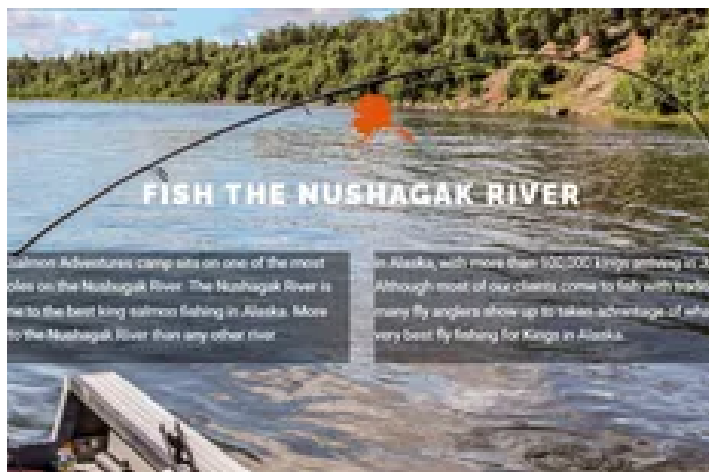
20 / 0

#### Acreage

12.19

#### Price

\$850,000



## **PROPERTY DESCRIPTION**

### ***JUST DISCOUNTED \$100k Premier FISH CAMP LODGE BUSINESS***

12 Riverfront acre Fish Camp Complex with multiple permanent structures, 22 all-weather guest cabins, boats, trailers, tractor and huge list of equipment (**see documents**)

Currently operating profitably with pre-bookings in hand for 2026 season. Owner may consider Financing with large down.

Alaska King Salmon Adventures camp sits on one of the most productive holes on the Nushagak River. [The Nushagak River is arguably home to the best king salmon fishing in Alaska.](#) More kings return to the Nushagak River than any other river in Alaska, with more than 100,000 kings arriving in June and July. Although most of our clients come to fish with traditional gear, many fly anglers show up to taken advantage of what may be the very best fly fishing for Kings in Alaska.

[Alaska King Salmon Adventures](#) has a large fleet of 20 to 24 foot Alumaweld high-power fishing sleds. This allows you to fish in comfort and safety, but most importantly, allows us to cover miles and miles of river daily to ensure the [best and most productive fishing possible.](#)

**Permanent bathrooms?** Yes, and it's a big deal in the Alaska wilderness! This permanent structure really helps set us apart from many of the other camps on the river. We keep the towel racks full and the bathrooms spic and span. There's nothing better than a nice shower after a day of hauling in Nushagak River Kings!

Further information regarding the financila / business will require a completed NDA (attached)

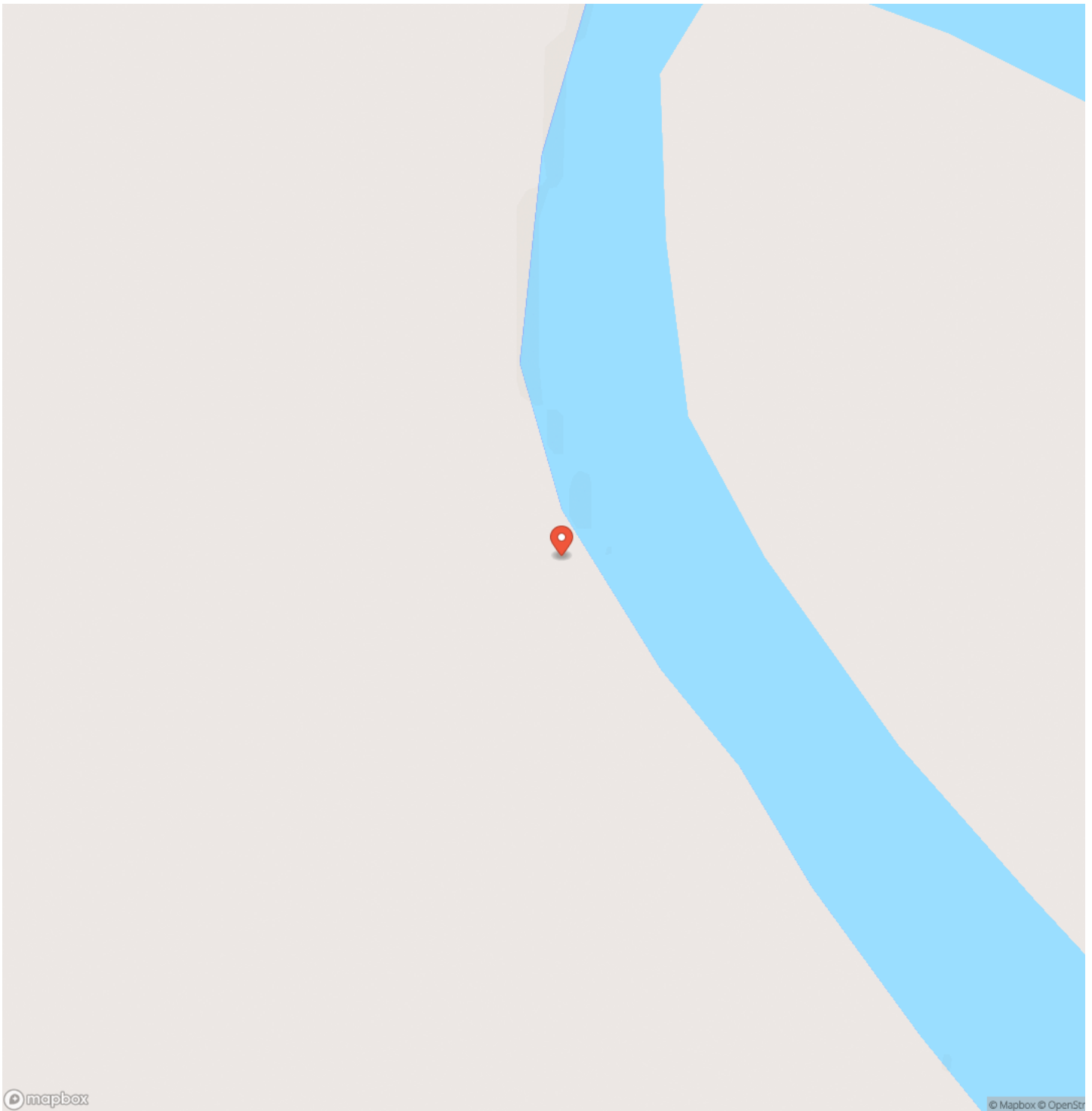


Alaska King Salmon Adventures  
Dillingham, AK / Dillingham County

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## Locator Map



## Locator Map



## Satellite Map



## 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

[illegible]

## 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.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



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**Mossy Oak Properties of Alaska - Wasilla**

2901 Bogard

Wasilla, AK 99687

(907) 357-5100

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

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