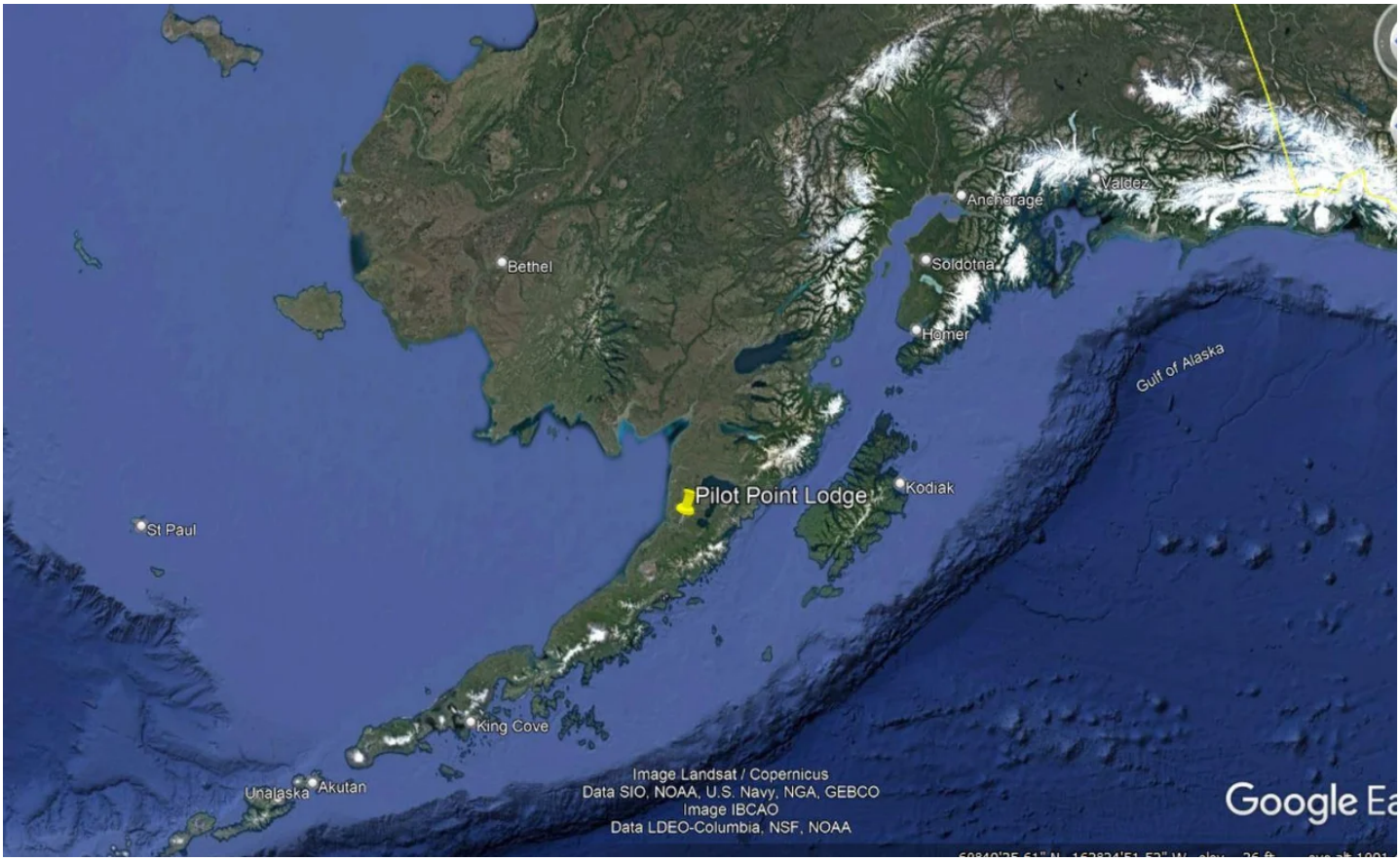
Pilot Point Lodge Fishing & Hunting Paradise
Section 9 Lots 3 & 4 Ptarmigan Trail Ugashik Village
Pilot Point, AK 99649

$250,000
4 +/- acres
Lake and Peninsula County



MORE INFO ONLINE:

https://www.mopalaska.com/

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SUMMARY

Address
Section 9 Lots 3 & 4 Ptarmigan Trail Ugashik Village PO Box 8998 Ugashik Village

City, State Zip
Pilot Point, AK 99649

County
Lake and Peninsula County

Type
Hunting Land, Recreational Land, Beachfront, Commercial, Residential Property, Riverfront, Business Opportunity

Latitude / Longitude
57.51523 / -157.401926

Dwelling Square Feet
38640

Acreage
4

Price
$250,000

Property Website
https://www.mossyoakproperties.com/property/pilot-point-lodge-fishing-hunting-paradise-lake-and-peninsula-alaska/27303/

MORE INFO ONLINE:

https://www.mopalaska.com/

PROPERTY DESCRIPTION

Located on the bank of the **Ugashik River** just south of King Salmon PROPERTY LIKE NO OTHER Rare parcel in Alaska Peninsula National Wildlife Refuge. **Click here for Refuge info** BIRD WATCHER PARADISE **Click here for Audubon info** - WATERFOWL HUNTING BEYOND BELIEF -**BIG GAME HUNTING IN MAMAGEMENT UNIT 9E** AND SOME OF THE BEST FISHING IN THE WORLD) Non-operating commercial facility. Approx. 4 acres consisting of 2 lots on the Ugashik River. Large warehouse, Generator shed, Metal building-garage, Crew bunkhouse, Plumbed shower & toilet building, old house used for cooking & crew eating. DEC approved well & septic with diesel generator power John Deer. Large 5,000 x150'f airfield access adjacent property has landed everything from Super Cubs to DC -6 Airfield is privately owned by seller. NOTE: all equipment, personal property shall be removed from the property by seller and not included in this sale (except the Generator and related equipment for its function) ***Mail Delivery every week year-round. Cell phone, internet & sat. TV services available***

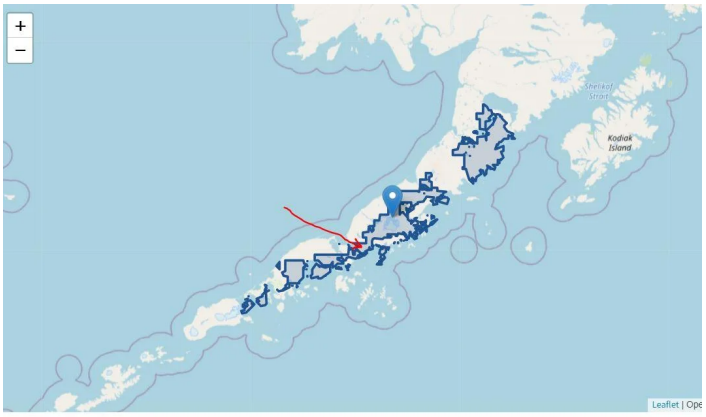
The village of Ugashik is located in the middle of this refuge **pronounced (U-GAsH- ik)** and this property is on the Ptarmigan Trial in the Village, with Population summer (approx. 50) winter maybe 5. Amazing bird populations (for birders out there). Just across our river is where this starts...the marsh. Pilot Point is about 6 miles over land or 10 minutes for a plane ride and then they can hike or ARGO over to the outside beach and go toward the area where the walrus has hauled out in great numbers.

The Ugashik Lakes (at the Narrows) are known for record grayling fishing, as well as salmon...Coho, Red (the big run) and Chinook. It is about 60 minutes, faster once you know the river, boat ride up to the lakes and you get to fresh clear water in about 40 minutes up toward the lake.

Great duck and goose hunting in the vast marshes within minutes of the property. This entire area is part of the Pacific Flyway Migration. Cinder River is out the bay and down about 75 minutes south with bear, fowl, etc. all easy to walk and hunt, or from a skiff. Upland birding can happen in the late fall and winter - Ptarmigan are abundant. Waterfowl, abundant Lesser Canada geese, cackler, Aleutian geese numerous species of ducks, Tundra swan, Red Hill crane.

Property in Unit 9E for moose, and caribou hunting. Bears are abundant. See bears on the beach almost every day. ***Hunting Unit 9E (along with 9D) is the premier area to hunt Alaska Peninsula Brown Bear, where more SCI record book Brown Bear have been taken from these two units than any others in Alaska including Kodiak.*** **This, walrus haul area, has been happening** just a 15-minute flight north of the village and Pilot Point....Lots of planes flying over for people to see them. (They can view on the way down from King salmon or Port Alsworth - if they use Lake Clark Air)

Owner will dissemble any buildings or partial building per agreement with buyer at seller expense



MORE INFO ONLINE:

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Locator Maps

Aerial Maps

Google
Map data ©2022 Imagery ©2022 Maxar Technologies

Pilot Poi
Google
Map data ©2022 Imagery ©2022 TerraMetrics

LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
Wasilla, AK 99654

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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.

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