

Deadman Lake Lot
00 Deadman Lake
Manley Hot Springs, AK 99756

\$14,000
4.260± Acres
Yukon-Koyukuk County



Deadman Lake Lot
Manley Hot Springs, AK / Yukon-Koyukuk County

SUMMARY

Address

00 Deadman Lake

City, State Zip

Manley Hot Springs, AK 99756

County

Yukon-Koyukuk County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

64.8564 / -149.965

Acreage

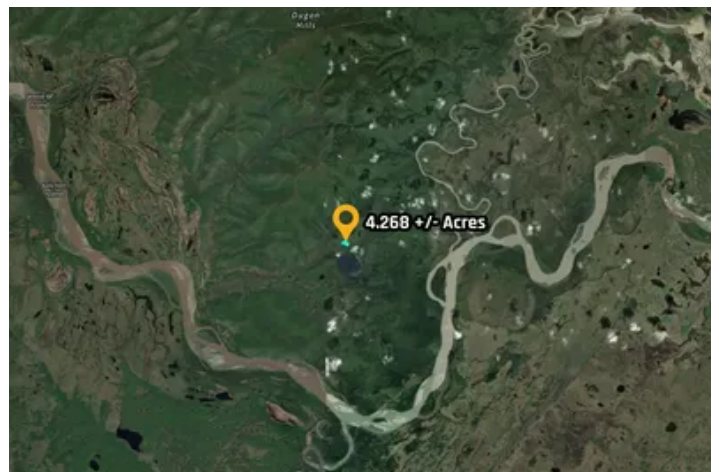
4.260

Price

\$14,000

Property Website

<https://arrowheadlandcompany.com/property/deadman-lake-lot-yukon-koyukuk-alaska/112041/>

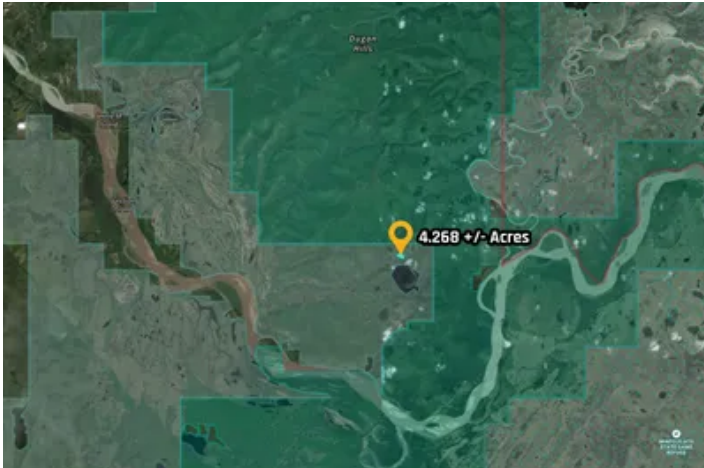


PROPERTY DESCRIPTION

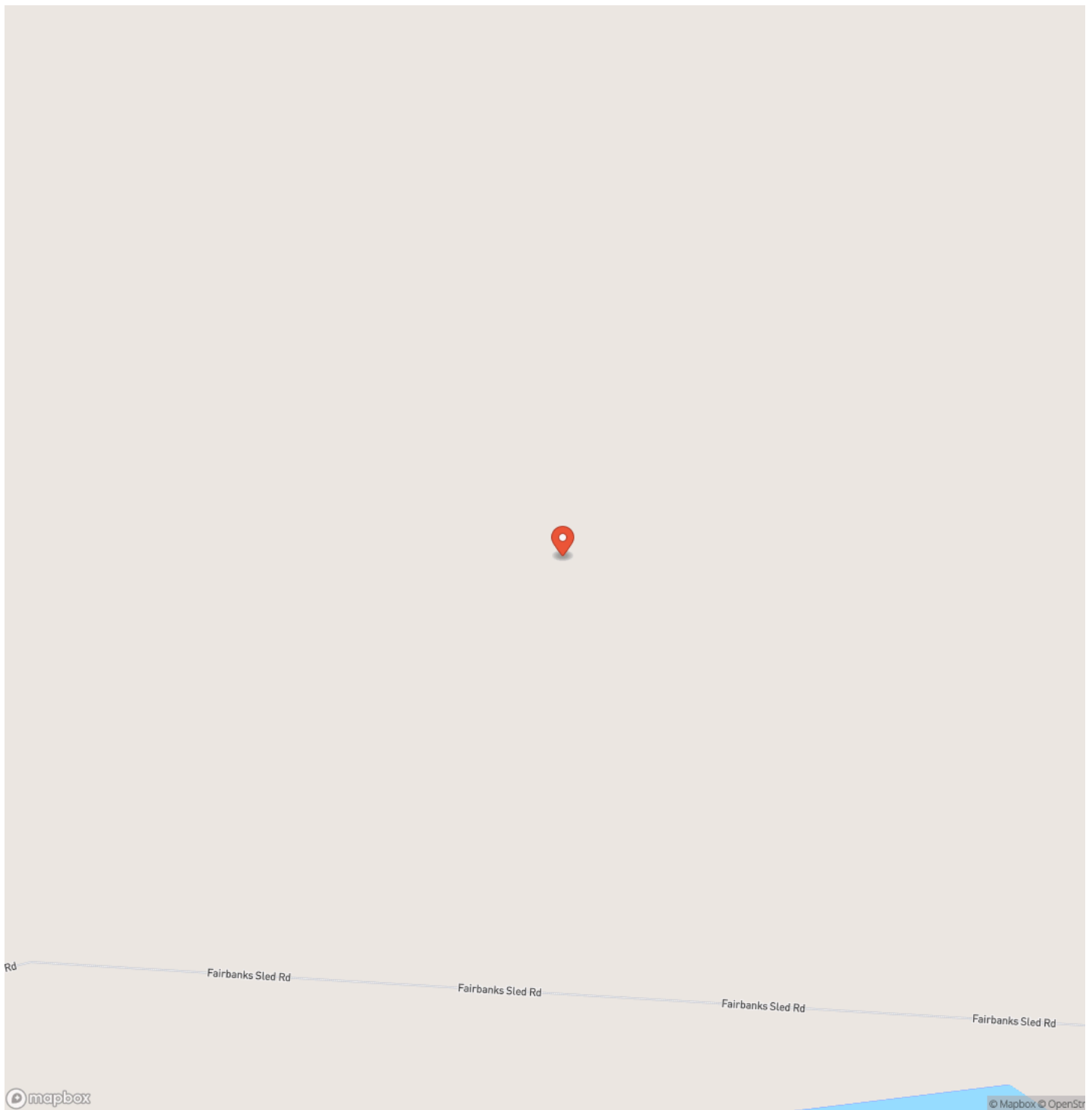
Experience the freedom of true Alaska wilderness with this 4.268 +/- acre recreational parcel in the sought-after Deadman Lake Subdivision! Perfectly positioned on a south-facing hillside, this property enjoys excellent sun exposure throughout the year while offering an elevated homesite just a short walk from Deadman Lake. Although not lakefront, the property includes deeded access to Deadman Lake, giving you convenient access to fishing, boating, and the endless public lands surrounding the lake. Located approximately 65 +/- air miles west of Fairbanks and only 5 +/- miles north of the confluence of the Tanana and Kantishna Rivers, this property is an outstanding opportunity to own an authentic piece of Alaska. Access is primarily by floatplane in the summer, while snowmachine access from Manley Hot Springs is possible during the winter months. Bordered by vast stretches of public land, this area is known for exceptional outdoor recreation including moose and bear hunting, northern pike fishing, trapping, hiking, snowmachining, ATV adventures, and wildlife viewing. Deadman Lake itself encompasses nearly 490 +/- acres of pristine water, creating an incredible setting for anyone seeking an off-grid lifestyle or recreational retreat. The parcel is heavily wooded with mature spruce and birch, allowing you to develop your cabin site while maintaining privacy. The south-facing slope provides abundant natural light, passive solar benefits, and an elevated setting that can experience less frost and fog than lower-lying areas. This is remote Alaska-where self-reliance and adventure go hand in hand. There are no roads directly to the property, no public utilities, and no property taxes. Build at your own pace with no required timeline, whether you choose a rustic cabin, seasonal camp, or future off-grid homestead. Many neighboring owners have developed cabins over time using locally harvested timber or flown-in building materials. Adding to its appeal, the property sits near the historic Telegraph Trail, one of Interior Alaska's legendary routes connecting Manley Hot Springs and Fairbanks. The surrounding region has become increasingly well known after being featured on Life Below Zero: Next Generation, showcasing the rugged beauty and rewarding lifestyle found around Deadman Lake. If you've been searching for an affordable Alaska property that offers deeded lake access, a sunny building site, outstanding hunting and fishing, and access to thousands of acres of public land, this 4.268 +/- acre parcel is ready for your next adventure! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Prewett at [\(907\) 203-5754](tel:9072035754).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

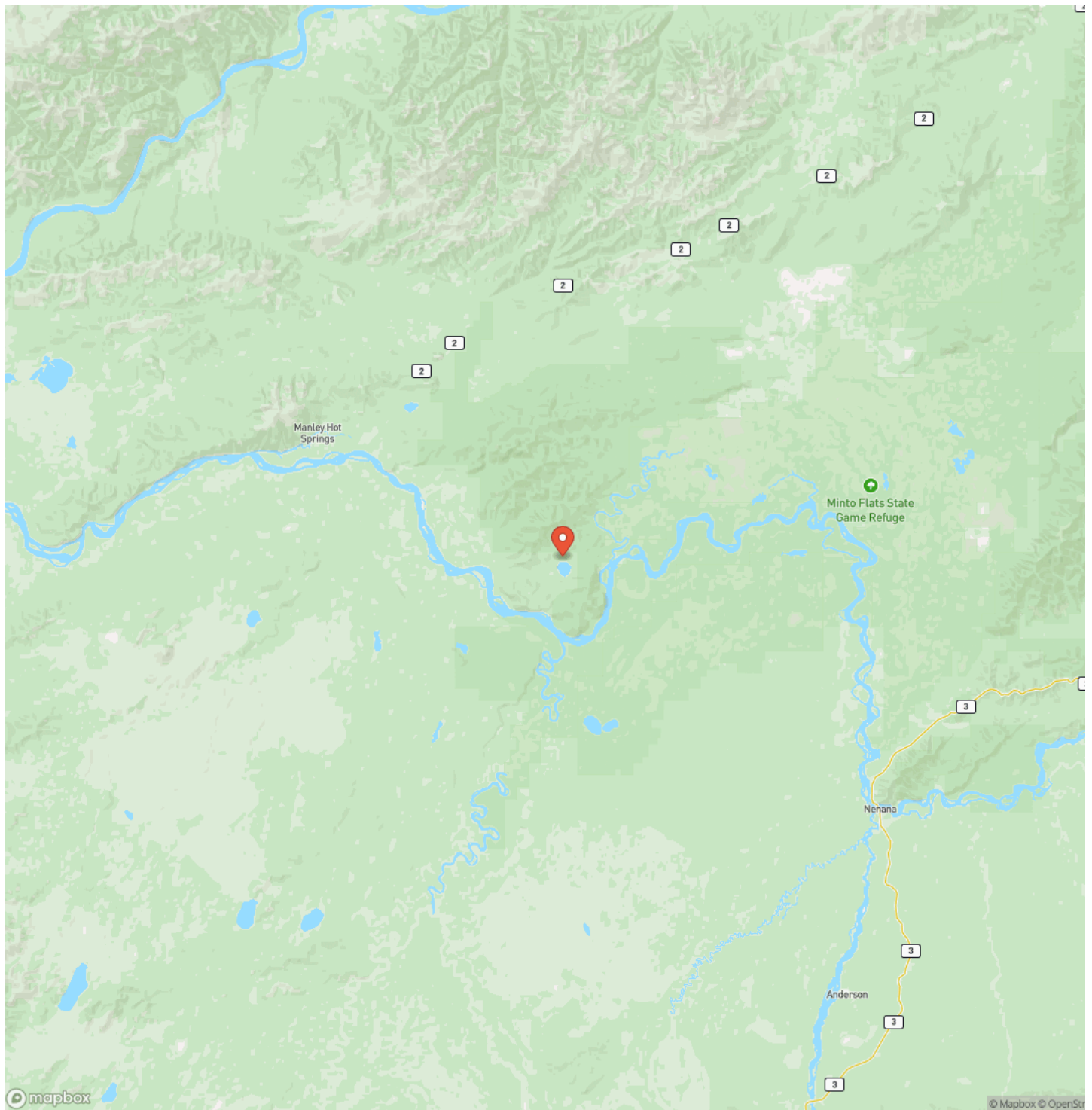
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Manley Hot Springs, AK / Yukon-Koyukuk County



Locator Map



Locator Map



Satellite Map



Deadman Lake Lot
Manley Hot Springs, AK / Yukon-Koyukuk County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Prewett

Mobile

(907) 203-5754

Email

jared.prewett@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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://arrowheadlandcompany.com/>

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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