

2478 Snake River
2478 Snake River remote
Dillingham, AK 99576

\$199,000
20± Acres
Dillingham County



2478 Snake River
Dillingham, AK / Dillingham County

SUMMARY

Address

2478 Snake River remote

City, State Zip

Dillingham, AK 99576

County

Dillingham County

Type

Recreational Land, Riverfront, Hunting Land, Single Family,
Residential Property

Latitude / Longitude

59.135995 / -158.883942

Dwelling Square Feet

640

Bedrooms / Bathrooms

2 / 1.5

Acreage

20

Price

\$199,000

Property Website

<https://www.mossoakproperties.com/property/2478-snake-river-dillingham-alaska/103574/>



2478 Snake River Dillingham, AK / Dillingham County

PROPERTY DESCRIPTION

Well constructed cabin made to withstand the snow load. Diesel toilet, shower, and on demand hot water tank on premises waiting on installation. Moose and Bear abound. Two Brownies per year are permitted in this predator control area. Salmon runs in the 1260 ft of river in your front yard. Grayling, rainbow and char give you a variety for your angling pleasure. Includes a saw mill and ATV's. Don't miss this one!

Escape to an Alaskan paradise where the wild calls and adventure awaits! Presenting a remarkable 20-acre riverfront retreat at 2478 Snake River, perfectly designed for those seeking an unparalleled recreational lifestyle. This property is a true gem for hunting and fishing enthusiasts, offering a rustic yet comfortable cabin built in 2018, nestled amidst the stunning natural beauty of Dillingham.

Location

Nestled in the heart of Dillingham, Alaska, within Dillingham County, this property offers an exceptional blend of remote tranquility and accessibility to the region's natural wonders. The city of Dillingham provides a gateway to some of Alaska's most pristine wilderness, ensuring a lifestyle rich in outdoor pursuits and breathtaking scenery.

Land and terrain

Spanning 20 acres, the land is a picturesque canvas of Alaska's natural beauty. It remains in its natural state, partially wooded, offering a diverse landscape ideal for exploration and enjoyment. The varied terrain invites you to discover its hidden corners and provides a dynamic environment for both relaxation and adventure.

Improvements and infrastructure

The centerpiece of this property is a charming 2-story cabin, constructed in 2018, featuring a robust frame and wood siding exterior with a durable metal roof. This cozy dwelling includes 2 bedrooms and 1.5 baths, boasting laminate flooring throughout and a pillar/post/pier foundation with a crawl space. The exterior is enhanced by a private yard and garden, creating a serene outdoor living space. While the primary dwelling offers comfortable living, the expansive acreage presents a myriad of opportunities for further enhancements tailored to your vision.

Water and utilities

A natural spring provides a reliable water source, ensuring a connection to the land's pristine resources. While electricity is not currently available, this offers an incredible opportunity to embrace off-grid living or explore sustainable energy solutions, crafting a truly self-sufficient haven.

Wildlife and vegetation

Immerse yourself in a vibrant ecosystem teeming with wildlife, including bear and various big game, alongside other fascinating creatures that frequent the area. The property's natural state, combined with partially wooded areas, creates an ideal habitat for these animals, offering unparalleled opportunities for wildlife observation and interaction. The diverse vegetation further enhances the natural beauty and ecological richness of the land.

Current and potential use

Currently utilized as a premier hunting property, this land offers incredible potential beyond its existing use. With river frontage and water rights, it's a dream destination for fishing and hiking enthusiasts. Imagine creating extensive hiking trails, expanding recreational amenities, or simply enjoying the peaceful solitude of your private Alaskan retreat. The possibilities are boundless for crafting your ideal outdoor haven.

Access and easements

With direct river front access, this property offers unparalleled convenience for water-based activities and exploration. The ability to access the river directly from your land provides a unique advantage for recreation and enjoyment, ensuring your adventures begin right at your doorstep.

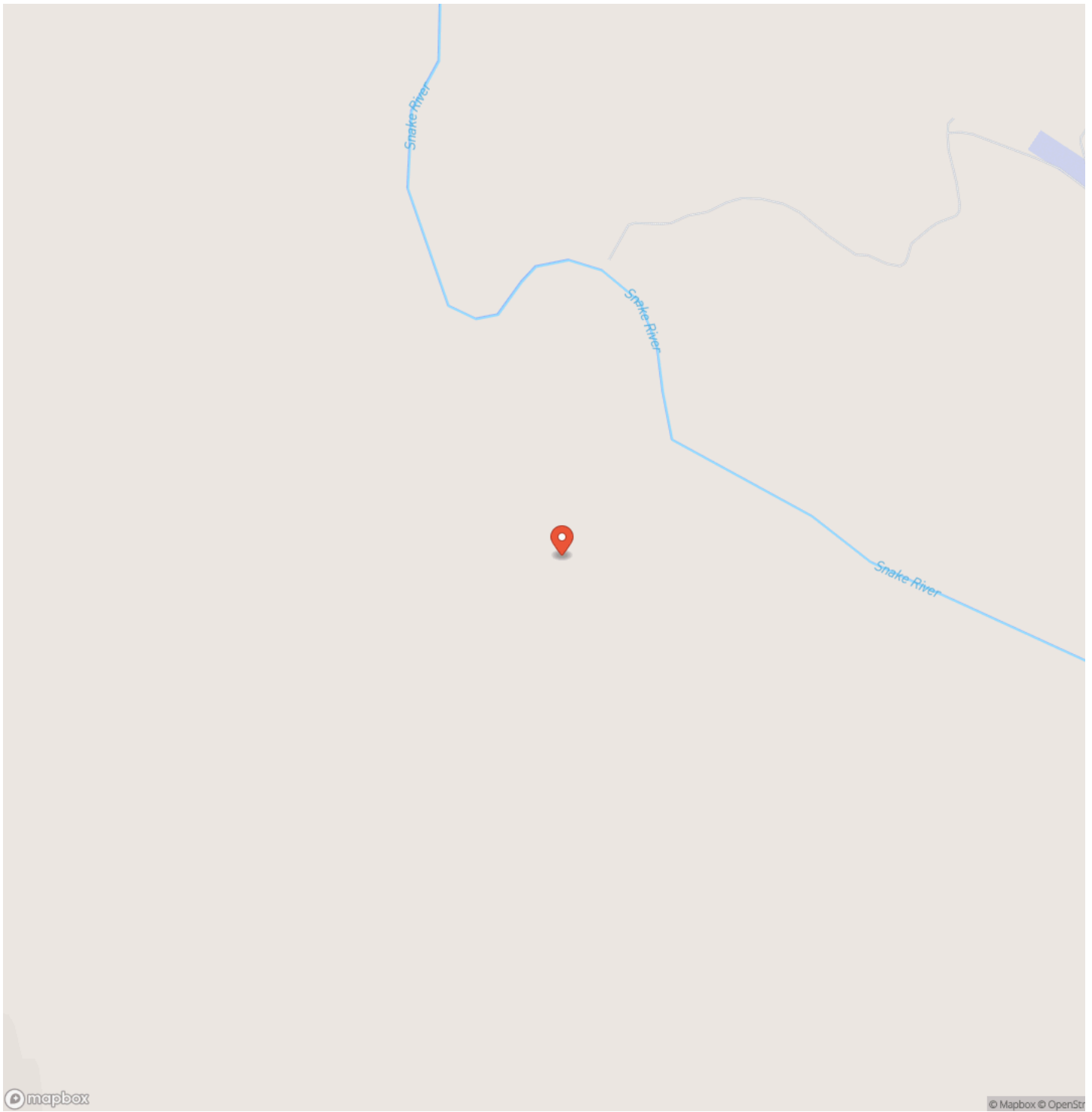


Contact us today to learn more or to schedule a visit.





Locator Map



Locator Map



Satellite Map



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.



Mossy Oak Properties of Alaska - Wasilla
2901 Bogard
Wasilla, AK 99687
(907) 357-5100
<https://www.mopalaska.com/>

