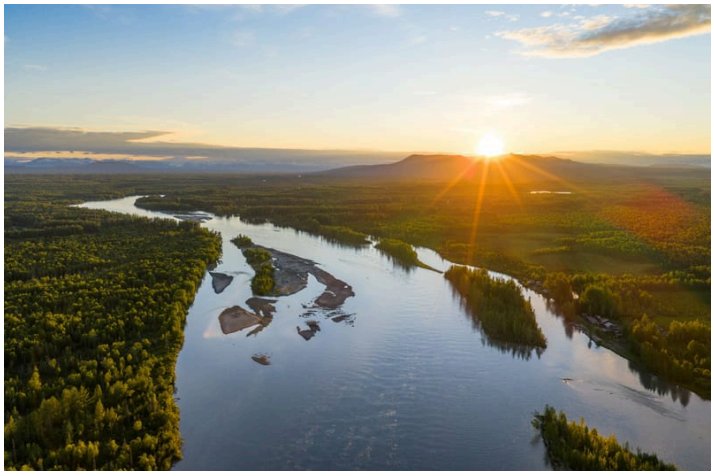
McDougall Lodge
McDougall Lodge S21N09W23
Skwentna, AK 99667

$1,650,000
50.69± Acres
Matanuska-Susitna County







SUMMARY

Address
McDougall Lodge S21N09W23

City, State Zip
Skwentna, AK 99667

County
Matanuska-Susitna County

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

Latitude / Longitude
61.90245 / -150.88104

Acreage
50.69

Price
$1,650,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

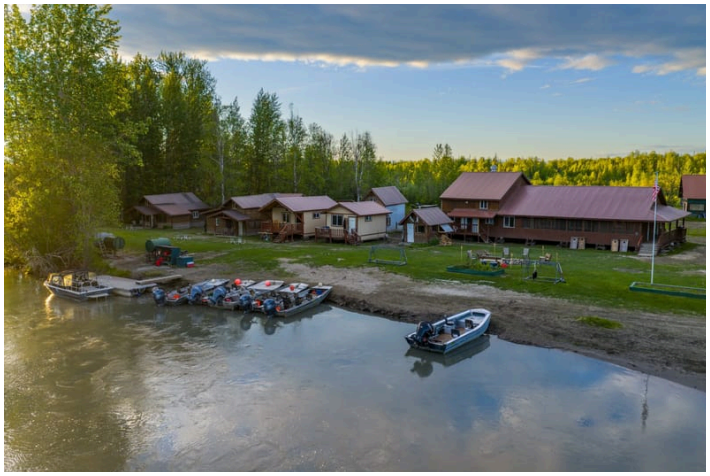
Located along the banks of the Yentna River in one of Alaska's most productive fishing corridors, McDougall Lodge provides the opportunity to own a fully established, turn-key operation in one of the most sought-after remote destinations in the state! Offering both a proven income stream and an unmatched Alaska lifestyle, this legacy property combines world-class fishing, comfortable accommodations, and a fully developed infrastructure that allows a new owner to step in and continue operations immediately. Situated on 50.69 +/- acres with approximately 1,000 +/- feet of Yentna River frontage, the lodge is positioned near the mouth of Lake Creek: an area widely recognized for its exceptional salmon runs and some of the finest sport fishing opportunities in Southcentral Alaska. Every salmon traveling up Lake Creek passes through this stretch of river, creating consistent, high-volume fishing opportunities throughout the season and making this location one of the key factors behind the lodge's long-standing success. Originally constructed in 1979 and thoughtfully improved over the years, McDougall Lodge has grown into a complete remote hospitality operation featuring more than 10,000 +/- square feet of improvements. The property is designed to comfortably accommodate up to 28 guests and 16 staff members, with everything needed to operate a successful lodge already in place. From guest lodging and dining facilities to guide housing and operational support buildings, the property has been carefully developed around both guest experience and daily efficiency. The main lodge, measuring approximately 3,116 +/- square feet, serves as the heart of the operation and is complemented by a two-story dining lodge with an additional bedroom totaling approximately 3,456 +/- square feet. Guest accommodations include a variety of cabins and duplex-style units, including the Sockeye Cabin, Pike Cabin, Silver/Coho Duplex, and King Cabin. Additional improvements provide comfortable housing and support for staff, including a guide cabin, guide duplex, bunkhouse, bathhouse with storage, and three outhouses. The operational infrastructure throughout the property is equally impressive! A dedicated tackle shed and guide room, generator shed, woodshed, garden shed, tractor shed, and deluxe outhouse create a self-contained system capable of supporting a high-volume lodge operation. Power, water, and satellite connectivity are already established, allowing guests and staff to enjoy the remote Alaska experience while still having the modern conveniences necessary for a successful business. The sale includes everything required to continue operating the lodge without interruption. Included is a well-maintained fleet of guide boats and motors, one of the largest fleets on this stretch of the river, along with essential equipment such as tractors with attachments, a sawmill, ATV, lawn equipment, tools, and a wide range of additional support items. This complete package provides a new owner with the ability to immediately carry forward the operation without the years of investment typically required to build a remote lodge of this caliber. What truly separates McDougall Lodge from many other remote Alaska operations is the balance it provides between an authentic wilderness experience and exceptional guest comfort! Visitors enjoy hotel-quality accommodations, hot showers, chef-prepared meals, and modern amenities such as flushing toilets; features that are uncommon in a remote setting and is just one small accommodation that has contributed towards this being a popular destination year after year! The fishing opportunities are the foundation of the lodge's reputation! With direct access to some of Alaska's most productive salmon waters, guests spend less time traveling and more time fishing. Combined with a large fleet of boats, experienced guides, and intimate knowledge of the river system, McDougall Lodge consistently provides guests with the opportunity to experience the world-class fishing that Alaska is known for! Beyond fishing, the surrounding wilderness offers incredible recreational opportunities. The area provides excellent big game hunting potential for moose and bear, along with rafting, wildlife viewing, and backcountry exploration. The lodge also presents significant potential for expansion into winter operations, including Iditarod viewing opportunities, heli-skiing, and guided hunting adventures which creates additional avenues for revenue beyond the traditional summer fishing season. Financially, McDougall Lodge has demonstrated consistent performance with historical bookings averaging over $500,000 annually, while still offering room for future growth. The demand for this destination is already proven, with the 2026 season currently fully booked at more than $630,000 in reservations and over $300,000 already booked into the 2027 season. A new owner will have the opportunity to step into an established operation with immediate income continuity and a strong foundation for future expansion. Adding even more value to the transition, the seller is open to owner financing for qualified buyers and is willing to remain involved following the sale for a transition period to assist with a smooth handoff and continued success of the operation. Accessing this incredible wilderness destination is easier than many remote Alaska properties. Guests typically arrive by floatplane from Anchorage, with flight logistics commonly arranged through the lodge. The property is also accessible by boat via the Yentna River and by snowmachine during the winter months, providing year-round access options. McDougall Lodge is far more than a riverfront property. It is an established business, a proven destination, and a rare opportunity to own a legacy Alaska lodge in one of the state's most recognized and productive fishing regions. For those seeking an investment opportunity, an outdoor Alaska lifestyle, or the chance to carry forward a piece of Alaska history, McDougall Lodge offers what many others do not! 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 .

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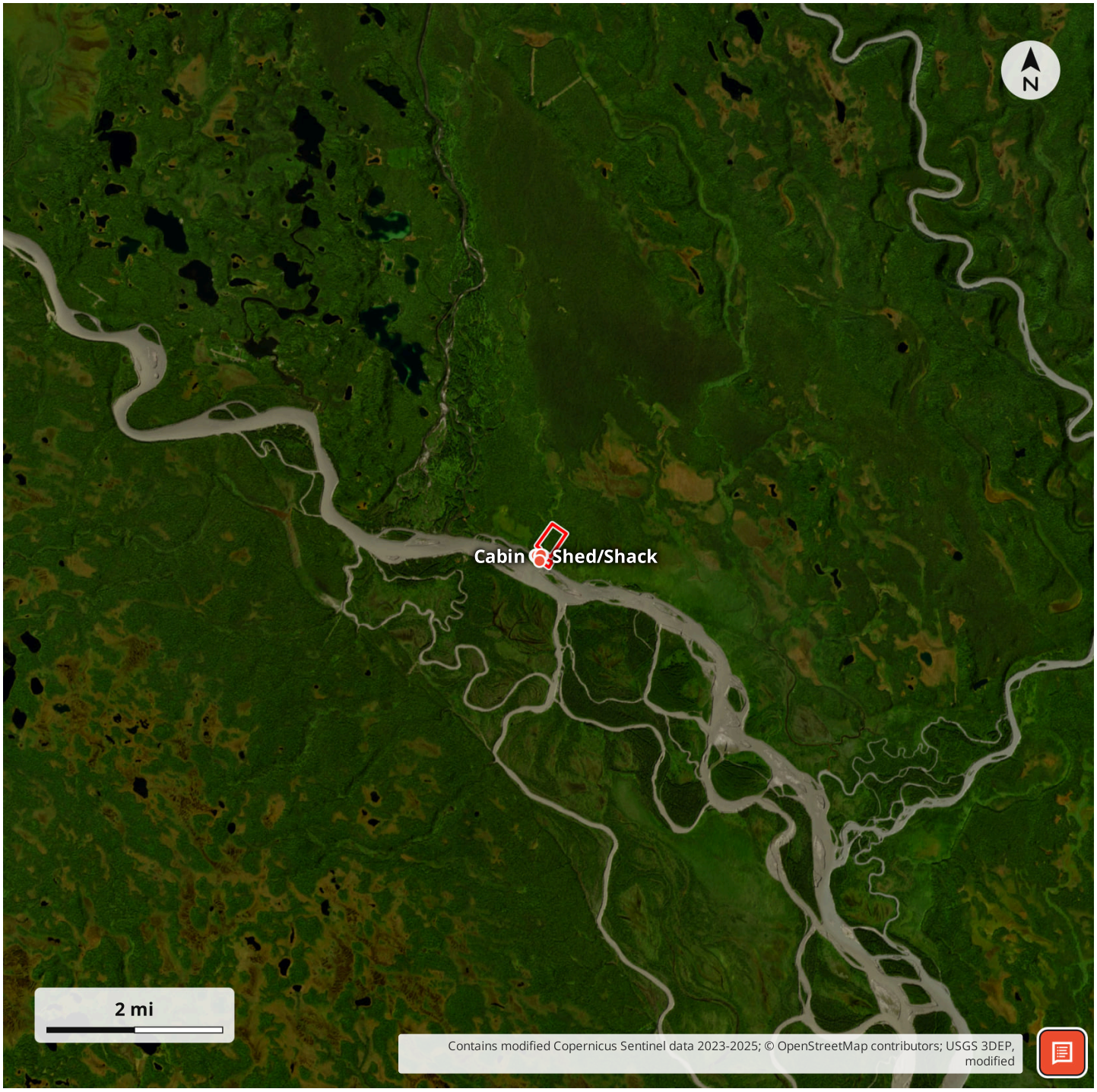
Regional Map



Locator Map


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Cabin
5 mi
Contains modified Copernicus Sentinel data 2023-2025; © OpenStreetMap contributors; USGS 3DEP, modified

Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip
Willow, AK 99688

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