

Alexander Creek Lodge
Alexander Creek Giese Lot
Skwentna, AK 99667

\$299,000
154.28± Acres
Matanuska-Susitna County



Alexander Creek Lodge
Skwentna, AK / Matanuska-Susitna County

SUMMARY

Address

Alexander Creek Giese Lot

City, State Zip

Skwentna, AK 99667

County

Matanuska-Susitna County

Type

Hunting Land, Recreational Land, Riverfront, Business Opportunity

Latitude / Longitude

61.965918 / -151.187232

Acreage

154.28

Price

\$299,000

Property Website

<https://arrowheadlandcompany.com/property/alexander-creek-lodge/matanuska-susitna/alaska/102671/>



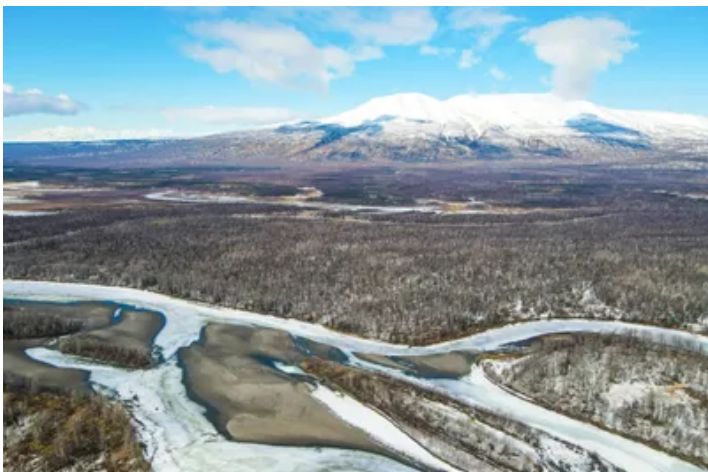
Alexander Creek Lodge Skwentna, AK / Matanuska-Susitna County

PROPERTY DESCRIPTION

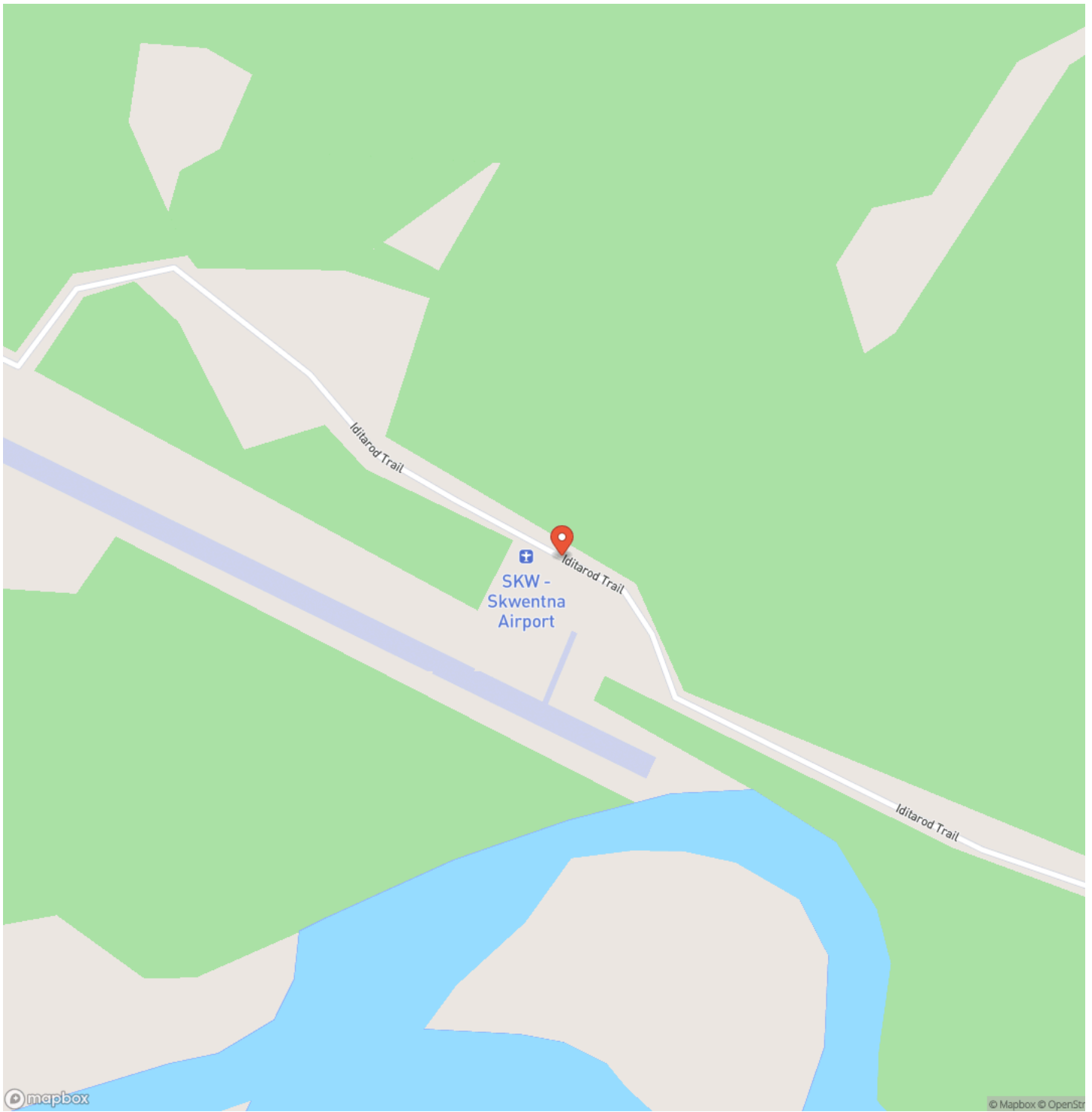
Opportunities like this don't come around often; Introducing the Alexander Creek Lodge! Located at the mouth of Alexander Creek where it meets the Susitna River, this 154.28± acre property offers over 2,000 +/- feet of waterfront in a proven hunting and fishing corridor that Alaskans and visitors have been coming to for years. Access is straightforward for this part of the state - boat from Doshka Landing or float plane in the summer and snowmachine or ski plane in the winter. At roughly 26 +/- air miles from Anchorage, it's close enough to be usable but far enough to feel remote. What really sets this property apart is the amount of infrastructure already in place. Along the Susitna River are 7 smaller cabins with 2 bunk beds in each cabin plus a dedicated bathhouse. Near the creek mouth are 2 additional 2 bunk cabins. From there, the property stretches up Alexander Creek with multiple additional structures. The main lodge sits back along the creek and includes a bedroom and bathroom downstairs with three additional bedrooms upstairs. Just behind it is a generator shed with a diesel generator. Nearby is another smaller bunk cabin with a wood stove, along with multiple storage sheds and a workshop loaded with tools. Further upstream, there's a mid-sized cabin with a full kitchen, bed, and loft, followed by another lodge-style cabin with a full kitchen, two bedrooms, and a bathroom, plus a workshop stocked with tools. The upper end of the property includes one more lodge-style cabin with bunk beds. Altogether, you're looking at 3 lodge-style cabins, 1 mid-sized cabin, and 10 bunk cabins, plus shops and outbuildings. The sale includes everything currently on site - a fleet of at least 10 flat-bottom boats, a large inventory of motors and fuel cans, multiple workshops full of tools, plus a four-wheeler and a snowmachine. It's being sold as-is and will need to be cleaned up and some work done, but the bones are here for someone to step in and build something special. The area is loaded with wildlife - moose sign throughout, strong bear hunting, and seasonal salmon fishing in Alexander Creek. This isn't a polished, turn-key lodge - it's an opportunity. With the right vision and some effort, this could be turned into a serious recreational property or income-producing operation in a location that already draws people in. Contact listing agent for additional interior cabin photos. 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.

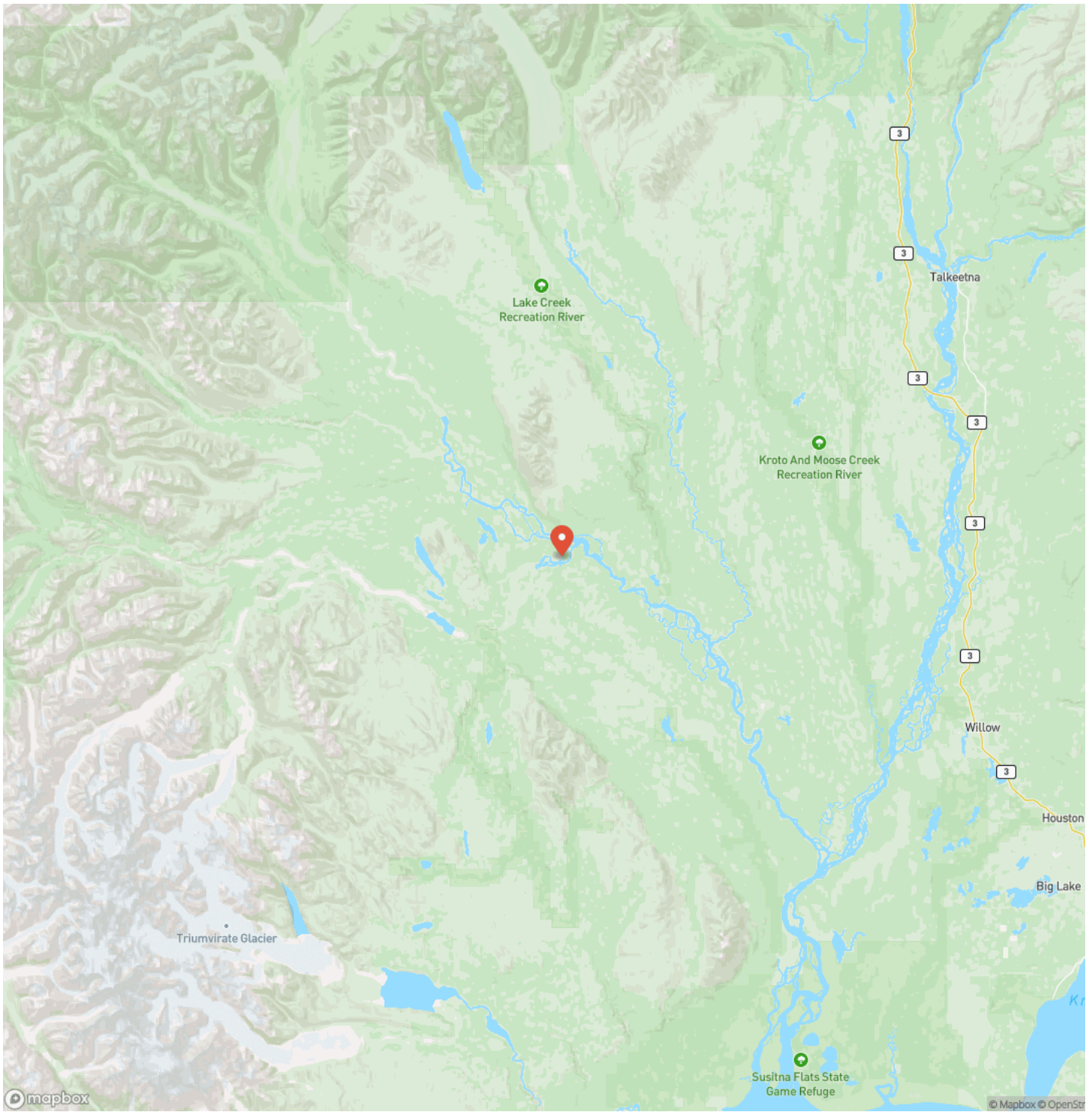
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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