

## As Prepared by the Owner

Named for the old rusty anchor that is visible at low tide, Rusty Cove Kodiak is a unique and private part of the world. The anchor is a mushroom anchor weighing over 3,000 pounds and standing over 10' tall. It was used to anchor a commercial salmon trap in the years before Alaska became a state when fish traps became illegal. Its placement indicates that salmon runs past the cabin site are abundant. You can find the site on Google Earth at 57 37' 16.59" N and 153 51' 49.23" W.

Rusty Cove consists of 2 acres of deeded land, a 2 bedroom cabin, a 20' x 40' workshop/warehouse, a bunkhouse and a gear shed.

**LAND:** The parcel has several hundred feet of ocean frontage on Uyak Bay on the west side of Kodiak Island. Most of the frontage is a beach. The rest is a dramatic rocky bluff with a fabulous view of Uyak Bay, from the Sheilikoff Strait to the west to the village of Larsen Bay to the south to Amook Island and the entrance to Zachar Bay to the east. The parcel is gently rolling and covered with lush native grasses and Kenai Birch.

**CABIN:** The cabin is on a log pier foundation and is insulated. It has vinyl siding and a metal roof. The interior has been upgraded substantially over the past several years with rustic kitchen cabinets and laminate flooring in the main living area. It consists of 2 bedrooms and a large living room with open kitchen/dining. The dining area has two large windows facing south. The cabin is placed on the bluff so the view from the dining area is over the bay toward the village of Larsen Bay. Sea birds, sea lions, seals, otters and whales provide mealtime entertainment.

The cabin is heated by an oil heater. There is a propane stove/oven and a propane refrigerator/freezer.

**WORKSHOP/WAREHOUSE:** The workshop building is 20' x 40'. It has 10' high walls with windows and also has 4 skylights in the roof for good ambient lighting. The foundation is pressure treated 8 x 8 timbers. There is a man door on the east side and large rolling doors on the south end facing the ocean. It has a huge built in workbench and contains many tools, parts and lots of storage space. This building is very solid.

**BUNKHOUSE:** The bunkhouse is 12' x 20' feet and was built by walling off 12' of the north end of the warehouse. It is insulated and contains 4 bunk beds, 2 folding cots, a table with benches and a kitchen counter area. It is heated by an oil heater and has a large 3 burner propane cooktop on the counter.

**GEAR SHED:** The gear shed is a 2 section small building for storage and shower facilities. The storage part is about 8 x 10 and has shelving for storage and has also been used for hanging deer carcasses during hunting season. The other part of the shed has a shower stall and laundry area. The laundry area has a Maytag wringer washing machine powered by a 2 hp Briggs and Stratton gas engine. The clothes dryer is a clothesline, the original solar clothes dryer.

## **PERSONAL PROPERTY**

A multitude of items will be included with the property. The cabin is completely furnished with tables, chairs, beds, a futon/bed, shelves, dressers, dishes and lots of other stuff that make living there quite comfortable.

The workshop/warehouse is loaded with hand and power tools, hardware, boat parts, building supplies, camping supplies and much more. There are two generators, a wood stove with insulated stove pipe, a Paloma on demand hot water heater and some solar panels with inverter/charger. Other personal property will be negotiable.

The property has been used on a limited basis as a hunting camp for self guided deer and mountain goat hunters in fall. It has numerous possibilities as a fishing and hunting camp or even a small lodge or a base for wildlife tours. The land surrounding the property is owned by the Koniag native corporation and is on a conservation easement to the Kodiak National Wildlife Refuge. Any use permitted on the refuge is permitted on the surrounding land without a fee or permit required. Borough of Kodiak zoning allows commercial use for up to 6 paying guests at a time, and more are possible with a conditional use permit.

The location boasts some of the best salmon, halibut and rock fish fishing in Alaska. The world famous Karluk River is a 3 mile hike on improved trails from the head of Larsen Bay, about 7 miles from the property site. Larsen Bay has a fine marina for safely mooring a boat year round.