

Owner's Detailed Narrative

My husband and I set out in 1994 to find a piece of remote Alaska property. Desiring an "escape" and seeking to fulfill our dream of the wilderness lifestyle, we searched for something specific and special, that had everything needed for good sustainable living.

We definitely wanted property on a big beautiful lake... and we wanted that lake to be near mountains (to insure a clean water supply endlessly fed by mountain melt-off). We wanted to be in Alaska's "garden belt" so we could have warm, *longer* summers and a large garden. We wanted a decent beachfront for easy launching & docking of boats and also good for the campsite cooking and washing we would be doing while building a cabin... and we wanted tons of trees for building that cabin and to feed our wood stoves... all in an area rich with ample wildlife for hunting and fishing.

The property we found at Lake Minchumina excelled in all of those points ...and offered even more.

BONUSES

** Not only is Lake Minchumina (The Mighty Minch) one of the largest lakes in the Alaska Interior, it literally borders Denali National Park and is located at the foot of Mt. McKinley. Though Lot#25 does not directly face Mt. McKinley, just a short walk down the beach and (on a clear day) you can see Mt. McKinley in all its glory! Many accessible rivers, smaller lakes, streams and wide creeks, branch off of this huge magnificent lake; some of which can lead a boat across the border of, and into, Denali Park & Preserve.

**** Lake Minchumina residents are permitted hunting and fishing rights within Denali Park and Preserve!**

** Lake Minchumina has an excellent, level, high quality AIRSTRIP (on the west side of the lake) capable of receiving a large cargo sized plane. A huge bonus as this enables the option of bringing in building supplies, furniture, a boat, a big heavy cookstove, ATV.... most anything (approx. 28,000 lbs of supplies in one trip)! And I believe there is still a large forklift at the Minchumina airport.

** Near the airstrip is a small "community" (very small - a few buildings) where there is a POST OFFICE! The mail plane comes weekly, giving you the option of shipments and deliveries.

** Lake Minchumina is home to a small Lodge called the "Denali West Lodge". The owner is a year round resident. The Lodge has a sauna, phone service (satellite) and Internet. Dog-Mush Expeditions and Lodge accommodation prices reflect and validate the prime situation at Lake Minchumina. There is also small Bed & Breakfast set up called "Greens B&B and Vacation Rental". You can check out Greens B&B and the Denali West Lodge on the internet (DenaliWest.com) where you can see more photos of

Lake Minchumina. Personally, I breathed a sigh of relief knowing that Denali West Lodge was just a mile down the beach, as it was an enormous comfort to know there was phone access so I could quickly call a Medical Emergency & Rescue Squad, if ever needed. (Directories list current auxiliary and emergency health care as provided by "Lake Minchumina Rescue Squad" - phone# (907) 674-3215.)

** Most Alaska Interior lakes tend to be very marshy at the shoreline (this marshiness is the norm) which the moose loves, but which can be a pain in the neck for us humans. This is really something to consider when planning to launch or dock boats, drop a water-pump-line, fish off the shore, or any other shoreline activities; so I was thrilled that Lot25 was not one of those typical muddy, deep-marshy shorelines... Lot#25 has a fantastic, wide, natural GRAVEL shoreline! This excellent "dry" beachfront gently slopes with a wonderful easy grade, into the lapping water. This gravel shoreline is perfect for campsite cooking/washing, easy access to launching boats, or even bush plane docking!

SIDENOTE : Fairbanks was a gold-rush town. Throughout Fairbanks and its museums you constantly see information about the gold found in the area; but did you know that the "Gold District" of Alaska, known as "The Gold Province" (a wide swatch that crosses the center of the state) a.k.a. the "gold belt", includes Lake Minchumina and the surrounding area! If you are going to live there, you might seriously consider getting a metal detector. (We were going to buy the "Gold-Bug II".)

McGrath is a town "fairly" near Lake Mincumina and we have been told that it can be reached by snowmobile in winter or in summer by rough ATV trails. -- Ganes Creek in McGrath, is well known for past and present gold strikes and many of the larger nuggets have been found there. (If interested, see nuggets from that area of Interior Alaska including McGrath, at <http://www.akmining.com/mine/nuggets.htm>)

In 1997 my husband John spent an adventurous time at Lake Minchumina camping alone on the beach of Lot 25. He went there to clear-cut a path and a cabin site in preparation for us to move out there and build a home. Before flying out to the lake he spent a few days in Fairbanks. It was during this time in Fairbanks that John found out (which was also later confirmed by a long-time Lake Minchumina resident) that some of the front property markers on that side of the lake were inaccurately placed in 1980... however in 1987 there was an updated accurate marker placed at the back of lot 25. John did the compass readings according to U.S. GPS Records and despite the thick growth, 5 acres deep into the woods he did actually find the small property marker hidden in foliage at the very back corner of lot 25. This enabled John to confirm the property lines.

****The Alaska Survey Maps included with the photos for the sale of this real estate are updated accurate maps.)

During the time that John spent out there clear-cutting a basic trail and taking photos, he also drew an accurate map of the layout and the trail he had cut. As he mapped the tree-type layout and the trail, he took photos along the way. To help me understand the photos and to keep them organized, he came up with the idea for "trail points". As he would take a photo of the property, he would mark that trail point on his hand-drawn

map. A colorized version of his original map is included among the photos for the property listing.

*****The self-made map will guide you through the “lettered” trail photos of Lot 25 shown on this website and also show you the tree-type layout.**

There is more than enough Birch on Lot 25 for cabin building and woodstove feeding; and there is an equally good supply of Spruce (which we wanted for fast, hot-burning, quick fire starter). As we wanted a combination of Birch & Spruce we were pleased with the tree layout. Plus, there is an unlimited supply of Birch on the unplatted state land connected to the rear property line.

While Lot 25 is level, the adjacent lot (#26) begins a nice upward slope that even boasts a cliff face... John was happy to discover an active rookery in that cliff frontage, for some type of beautiful birds; he think they may have been Arctic Turns. To us, it was very cool that there would be such awesome birds living next door! (This was in 1997, I wonder if there is still a nesting rookery there) And while camping on the beach of Lot25 John observed several types of animal tracks including Moose. He also met a medium-sized black bear, which ran away from him.

(By the way, "Minchumina" comes from the Athabaskan words "menhchu mene" meaning "lake people".)

Real Estate appraisal is mainly about location; and Denali National Park & Preserve is one of this worlds most cherished, rich and beautiful valuable treasures. It would be reasonable for us to ask more for this property due to Lake Minchumina's awesome location right at the border of Denali National Park with Mt. McKinley towering in the background of this magnificent lake, plus the various other bonuses such as the landing strip, Post Office, Lodge/phone/internet access, the property's gravel shoreline, the garden summers, the abundant wild-life, etc. This is a special property deep in the wilderness Interior of the “final frontier”... and it is hard for us to let go of this precious gem; yet, for a couple of old “gray-hairs” like us, we know the time has come.

So here is a chance for someone to acquire this desirable waterfront property on one of the mightiest lakes in the Interior... a PRIME location, wildly remote yet surrounded with choice amenities and bordering Denali National Park.... a rare opportunity, especially at this price.