

The Following Narrative Was Prepared by The Seller

2 cabins and land (5 ac) on the upper Kobuk River. There is a frame storage/vehicle shed (dirt floor, uninsulated, roughly 20X24?) that I have no images of. It's rough constructed but keeps things dry. We intend to include the contents of the cabins and shed in the sale. The only things of much value up there, though, are the cookware, an old electric ringier washing machine, 20" propane stove, small propane refrigerator, a 10' wooden sno-go basket sled, and a 14' aluminum boat. Everything else is old and either unusable or unreliable.

The main cabin is 2 story, 20X40, 2X4 construction, with an unfinished upstairs (the walls and a 3-4' section of the floor need insulation, a vapor barrier and sheathing). This cabin also has an unheated Arctic entry (approx. 10X20) that is completely screened (hinged plywood covers the screens when no one is there). This cabin was built in the 1970s with the second story added in the 1980s. Besides finishing the upstairs, the stovepipe in the large cabin needs to be replaced (I have the materials and will include them in the sale), the lower level floor needs to be re-insulated and sheathed from underneath, the railing on the front steps needs to be replaced, and the screen door needs new screens. This cabin has a Blaze King woodstove that will keep the cabin comfortably warm even at very low windchills but, to do so, it requires a lot of wood. It also has an oil stove but we have never used it.

The smaller cabin is also 2 stories, 16X20, 2X4 construction with a small Arctic entry; it was built in mid 1980s. It has a small woodstove that easily keeps this cabin comfortably warm even at -50 F with relatively little wood. This cabin is in good condition and has no major maintenance issues.

The surrounding countryside is beautiful. There is the usual mix of fish and wildlife there; additionally, sheefish are abundant in the upper Kobuk River.

There are some other cabins a mile or 2 downriver from our place, and several more up the lower Mauneluk River a few miles downriver as well. There are no other private parcels that are contiguous with our 5 acres. When I've had a Cub on floats, I've always landed right in front of the cabins but anything larger, even a C-185, would be questionable because of water depth, especially after mid summer. In years when we've not put the Cub on floats, I've used 31" tires to land on a gravel bar on an island directly across the river from the cabins. In a few years the bars on that island were too rough to land on because the water level had dropped while ice pans were still going by and water washed out areas beneath the stranded ice chunk that were too deep to roll through. I kept a canoe on the island but it was destroyed a year ago by ice coming down during a breakup with exceptionally high water.

Willow growth throughout Alaska, including the upper Kobuk, has encroached on gravel bars to the point where they are now completely vegetated. I used to land on a gravel bar right in front of the cabins but it became too grown-over to use 10-15 years ago. I would not depend on accessing the cabins via wheel plane. The most dependable way to access the cabin would be to keep a boat in Kobuk or Shungnak, land there, and then boat up to the cabins. The property is 22 straight-line miles from the village of Kobuk so the distance by river miles is roughly 32-37 miles.

By river, the cabins are accessible by prop boat (jet unit not necessary but would be nice to travel above the cabins). There are 2 scheduled flights daily between Kotzebue and both Kobuk and Shungnak. It's also possible to charter directly from Kotzebue to the cabin IF the bar is smooth and long enough for a C-206. Kotzebue gets 2 jets from ANC daily. I'm not sure if Frontier or Warbelow's are flying direct between Fairbanks and the upper Kobuk villages now (they used to).

Both cabins are on elevated ground and have never been threatened by high water during breakup.

The sheefishing is exceptional near the cabin, and there are grayling, pike, dollies and the occasional lake trout as well. There is no hunting for moose for nonresidents anywhere in Unit 23 now, and caribou hunting on federal lands is now closed to nonresident hunters as well. However, it's common to see caribou (during winter) and moose (year round) right from the cabins. There are many black bears, grizzlies, wolves, marten, beaver, wolverines, small game and birds in the upper Kobuk. The views from the cabin are beautiful both to the north and south.

I mentioned this to you last fall but want to remind you that the upstairs in the large cabin was never finished inside, and that cabin needs some maintenance. The stovepipe for the woodstove broke in strong winds 2 years ago. I (hopefully) have all of the materials to repair it but have not been able to coax a family member to help me fix it. The smaller cabin is fine though. There is a shed on the property as well – I did not send photos of that to you last fall. It does not have a floor as it was used to store an old Coot (precursor to 3- and 4-wheelers – it's still up there but hasn't run in 25 years), sno-go, and building materials.