

Owners Narrative

Located on the west middle River, A tributary of the Nenana River, The trees on the property are old Growth birch trees with lots of Chaga, Spruce trees scattered throughout the 5 acre Parcel. In all different stages of development there are sig Patches of white Spruce that surround the property on state land, definitely never have to worry about running out of Firewood or building Supply.

Soil is loess over alluvial Gravel typical to the Nenana Agricultural Area. I planted a small garden myself to test the soil and was very happy with the results.

my First year on the land, during hunting season could have shot a nice bull moose but did not have hunting licenses yet, same year my neighbor shot a very impressive Bull, last year a bull was shot a mile from cabin, I had some comming in but was not able to close the deal and didn't have much time to hunt do to building cabin. ~~but~~ I do believe it is a great hunting area and have built some new trails that will get you where the bulls are this fall, my other trail I built is to the boat launch on the nenana river which is about a 5-10 minute walk from cabin.

The SandPoint Well that I put in provides very good drinking water and with a little extra work could provide nice showers, I have spent a winter in the cabin and was very happy with how warm it stayed even when temps hit 50 60 below

If you are planning on using a boat to access property it is doable with a Prop engine does not have to be Jet, my boat is a Semi V 14^{FT} with a 25hp outboard and it has done Fine.

I can drive in year round with my argo on mail trail which is about 8 miles from main road. Boating in summer is much faster and is about 12 mile from nenana boat launch.

wintertime very quick snowmobile ride in on Groomed trail.