

## Big River Property Information

I and three partners staked four adjoining lots in 1987 on Bear Creek. This involved brushing property lines, getting them surveyed, and completing the purchase and filings with the State.

My property is the easterly or upstream piece.

Regarding all important access, following is the information I am aware of.

There are several landing areas throughout the area, depending upon airplane and pilot skills. There is a large airstrip approx. 4 miles from the property, which may be suitable for bringing in materials. It may be the best to transfer those materials by snowmobile in the winter to your building site, although it may be possible to use an ATV.

The Bear Creek drainage is wide and generally flat. There may be other suitable landing areas.

My property has a terrific prospective spot for a cabin. It is a flat area with Mountain views set just back from Bear Creek with a nice bank. It is quite idyllic! I sat at this spot one afternoon and watched a wolverine lope up to the very top of a quite high mountain across the way.

At that time I was hooked!

The property does have a lot of sizable Black Spruce suitable for cabin construction. My construction plans were to combine stick frame and log construction in a way that I thought to be the most cost and time efficient.

Inspiring views of Mt. Hesperus can be seen from the South side of the property.

I hiked both up and down Bear Creek when I was there. As mentioned, the valley is quite wide and flat. Unless the water is too high an ATV could be driven for quite some distance.

Upstream in the mountains is Dall Sheep habitat. We spotted a couple of groups while there. The area also seems to have a good moose population as we observed them most days. Also Bear and Caribou tracks but no sightings.

One last comment. I was once an avid rafter and for years considered the float from my property down the Big to the Kuskokwim and McGrath. I understand it is a terrific float that can offer hunting, fishing and world class scenery!

I hope this all helps! I have some regrets that I never constructed and spent more time in this fantastic area but my hope is to find the right buyer who can.

Airstrips may be private.