

Stephan Lake Lodge

5.00 Acres

Matanuska-Susitna Borough, AK

\$2,950,000



HAYDEN  OUTDOORS

Activities & Amenities

ATV/Off Road
Boat Slip
Boating/Sailing/Rafting
Fishing
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Pond/Lake
Recreational Business
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water View
Waterfront

Land Details

Address: (TBD) Stephan Lake Lodge,
Talkeetna, Alaska 99676, USA

Closest Town: Talkeetna

Total Acres: 5.00

Deeded Acres: 5.00

Include Business? Yes



Property Summary

The Stephan Lake Lodge is located 140 air miles from Anchorage, Alaska situated in the Talkeetna Mountains. The lodge has been in operation since the last 1960s and is one of the finest wilderness focused lodges in Alaska. With luxurious accommodations, incredible location, and plenty of activities for all different types of outdoorsman, the Stephan Lake Lodge presents a unique opportunity to own a piece of picturesque Alaska.

Land

Located on the banks of Stephan Lake, Stephan Lake Lodge is comprised of 5 acres with a mixed terrain. Stephan Lake is a 316 +/- acre lake with just over 6.5 miles of shoreline. Stephan Lake is nestled amidst dramatic, rugged terrain typical of Alaska's wilderness. It is framed by steep, towering mountain ranges that rise sharply from the lake's shores. The lower elevations around the lake are blanketed in dense forests, dominated by coniferous trees like spruce, fir, and pine. As you ascend into the mountains, the landscape transitions to rocky. The region's history of glaciation has left its mark on the landscape, with visible glacial features such as moraines and valleys shaped by ancient ice flows. Given its remote location, Stephan Lake is limited, usually requiring travel by hiking or small aircraft, adding to the sense of isolation and pristine beauty of the area.

The lodge has a 12,000 +/- acre long term lease that still has 20 years left. Renewing the lease is an option when it comes up for renewal in 20 years.



Improvements

Stephan Lake Lodge boasts a range of improvements across the property, providing a distinctive and memorable lodging experience for every guest fortunate enough to stay there. The centerpiece of the property is the main lodge sitting on Stephan Lake, crafted in the late 60's from locally sourced spruce logs.

- **Main Lodge:** The main lodge spans approximately 3,500 SF and measures 120' x 25'. There are 6 beds and 6 baths throughout the main lodge. In 2014, a large remodel was done to the lodge including a new foundation, flooring, treated trusses, electrical, plumbing, commercial kitchen, septic, large stone fireplace, and renovated bedrooms and bathrooms. 3 Ft. of insulation was added under the new metal roofing. The insulation paired with the radiant in floor heat helps the lodge maintain an average temperature of 70 degrees even during the coldest parts of the winter months. The waterline to the well was also dug down 12 Ft. allowing this lodge to operate year round. The lodge also features high definition TV's and Starlink high speed internet.
- **D-Log Cabins (2):** Both D-Log cabins were built in 2014. The cabins are both just over 500 SF and measure 16'x32'. One of the cabins has 2 bathrooms and the other has 1. Both cabins are outfitted with boosters providing great internet connection. The detailed construction of these two improvements make for a unique lodging experience.
- **"Half Way Cabin":** The Half Way Cabin is a very remote cabin with a tower for viewing and hunting game.
- **Susitna River Cabin:** Sitting on the Susitna River, this cabin is located on leased land. The lease does in fact transfer with the property.
- **Boat Dock + Boat Houses (2):** Stephan Lake Lodge has its own urethane finished boat doc with 2 boat houses.
- **Moose Processing Room:** With moose hunting being a staple for the operation of this lodge, the property comes furnished with its own moose processing room.
- **Employee Cabins (4):** There are 4 employee cabins spanning 200 SF +/- . These 4 cabins all measure 12'x16'.
- **Employee Quarters:** A 600 SF 25'x25' employee quarters is furnished with everything employees need including a kitchen, living room, etc.
- **Repair Shop:** The property is furnished with its own repair/maintenace shop for all of the equipment the lodge requires for operation.

Other notable features at Stephan Lake Lodge include 2 Kubota generators (6kw and 24kw), airway equipment, 3200 Ft. runway, an energy efficient radiant heat powered diesel boiler (unlimited hot water), and full service hunting and fishing equipment. Turn-key lodges of this caliber are a true rarity in the Alaskan lodge market!



Recreation

Stephan Lake Lodge provides an array of world-class recreational opportunities for guests. The lodge offers expertly guided hunts for Moose, Dall Sheep, Bear, Caribou, Wolf, and Waterfowl. For those interested in pursuing multiple species, combination or custom hunts can be arranged. If a week long hunting excursion is not enough, Stephan Lake Lodge offers some unique hunting memberships for those who want to experience Alaskan hunting from all different angles. For anglers, Stephan Lake presents exceptional fishing experiences, with guided trips available through the lodge. Guests can expect tight lines with all species, including Rainbow Trout, Dolly Varden, Arctic Grayling, Chinook Salmon, Sockeye Salmon, and Silver Salmon. In addition to hunting and fishing, Stephan Lake Lodge is renowned for its eco-tours. These tours range from daily hikes to extended backpacking trips of up to seven days. Activities may include white water rafting, wilderness skills seminars, northern lights viewing, kayaking, and canoeing. During these eco-tours, guests can enjoy accommodations in one of the five rustic outlying cabins on the property.

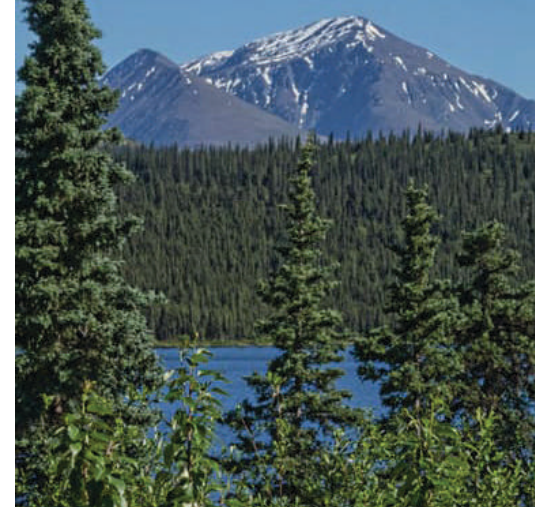
Talkeetna, Alaska, offers a diverse array of recreational opportunities set against stunning natural backdrops. Visitors can enjoy hiking, fishing, and wildlife viewing in the summer, or embrace winter activities like dog sledding and ice fishing. The town is a gateway to Denali, providing options for glacier tours and mountaineering. For those interested in a more relaxed experience, Talkeetna's local festivals, historic sites, and scenic flights offer unique ways to explore the area's charm and beauty.

General Operations

Stephan Lake Lodge: "What People Are Saying"

- *"At Stephan, Sanchez hooked and landed 76 kings in one week ranging from 30 to 60 pounds. He later received notification from the National Freshwater Fishing Hall of Fame that he had swept all the line-class fly fishing categories from 2 to 16-pound tippet, as well as the unlimited category." – Western Outdoors*
- *"The fishing for rainbows and salmon is outstanding, and the service is exceptional. We're proud to award Stephan Lake Lodge our Lodge of the Year Award" – The Alaska Angler*
- *"Nested away in the isolated valleys of the Talkeetna Mountains, Stephan Lake Lodge still offers premier, wild stock Rainbow Trout fishing. We tallied up the figures: 143 Rainbows from 18 to 26 inches caught in one day." – Alaska Outdoors Magazine*
- *"Stephan is a premier fishing lodge that offers fantastic fishing for a variety of species...it's a flyfisher's dream; you sight-cast to 30-50 pound king salmon finning lazily in the current. I've caught as many as 75 to 100 trout a day. Singer John Denver has visited the lodge twice...Foreign film crews have used the lodge as a base of operations for major films" – Fishing the Northcountry*

Stephan Lake Lodge has been a respected destination for decades by celebrities, outdoor enthusiasts, and the general outdoorsman. Whatever the outdoors means to you, Stephan Lake Lodge can provide it.



Region & Climate

Talkeetna, Alaska, is situated in the south-central region of the state. The climate is characterized by a subarctic to temperate zone with cold winters, where temperatures can plunge below freezing, and mild, relatively short summers with temperatures ranging from the mid-50s to 70s Fahrenheit. The area experiences significant seasonal variation in daylight, with long, bright summer days and extended winter darkness. Snowfall is common in winter, contributing to the town's appeal for winter sports and activities.

History

Stephan Lake Lodge was built in the late 1960's by early settlers in the area, Nick Botner and his wife. The Lodge was constructed by these two and has undergone extensive remodeling in the last 10 years.

Talkeetna, Alaska, began as a trading post in the early 1900s, serving the needs of prospectors and railroad workers. The town's strategic location at the confluence of the Talkeetna, Chulitna, and Susitna rivers made it a crucial transportation hub. Its picturesque setting and role as a gateway to Denali attracted mountaineers and adventurers, cementing its status as a base for those exploring the Alaska Range. Over the years, Talkeetna has evolved from a rugged outpost into a charming community known for its historic character, vibrant local culture, and as a hub for outdoor recreation. Its unique blend of history and natural beauty continues to draw visitors from around the world.

Location

Talkeetna is a small town in south-central Alaska, situated about 114 miles north of Anchorage. It sits at the confluence of the Talkeetna, Chulitna, and Susitna Rivers, providing stunning views of the surrounding wilderness and the impressive Denali (formerly known as Mount McKinley) to the north. Talkeetna is located at the base of the Alaska Range, with Denali, the highest peak in North America, forming a dramatic backdrop. The town is nestled in the Susitna River Valley, making it a strategic point for exploring the surrounding mountainous terrain. It serves as a gateway to Denali National Park and Preserve, attracting visitors who come for mountaineering, hiking, and wildlife viewing. The town is accessible by road via the Parks Highway, and there are also air taxi services that provide access to remote areas and the park. Talkeetna is known for its charming, historic atmosphere and vibrant arts community. It offers a range of outdoor activities, including fishing, kayaking, and hunting. The town is also famous for its annual events and festivals. Originally established as a trading post and railroad town, Talkeetna has evolved into a popular tourist destination. Its history is closely tied to the development of transportation routes and exploration in Alaska.

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Hayden Outdoors *Buyer Process*

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“The service you get transcends anything I’ve ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody”

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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