

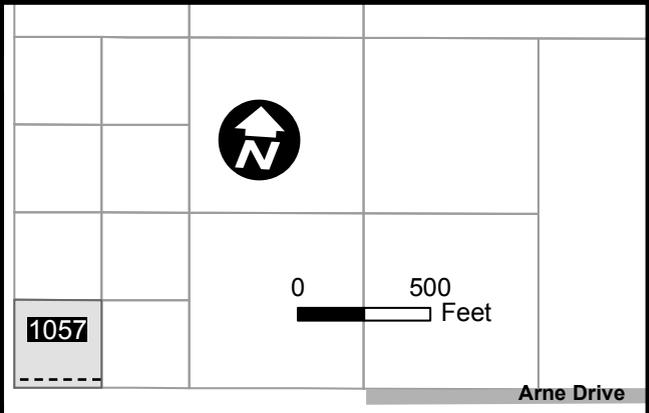
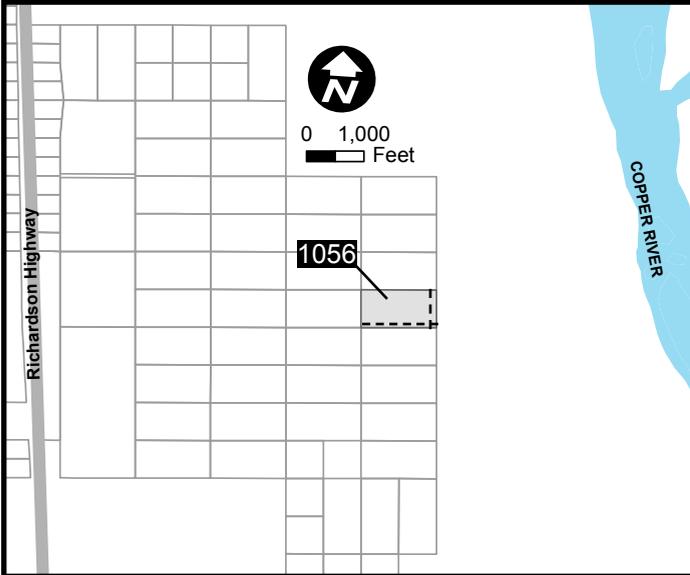


**SC  
REGION**

**2013 Alaska State Land Offering**

**Glennallen Area I ASLS 79-144**

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	MINIMUM BID
1056	203200	C004N001W17	79-144	20.0	45	\$16,700
1057	203336	C004N001W30	79-144	2.5	94	\$5,000



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>

<b>LOCATION</b>
Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. The parcels are situated about three miles east of Glennallen, one parcel is located one mile south of the intersection of the Glenn and Richardson Highways. The other parcel is located northeast of the intersection.
<b>ACCESS</b>
Access for Parcel 1057 is from the Richardson Highway and on to Arne Drive, which is a platted, improved right-of-way, then by undeveloped section-line easements. Access to Parcel 1056 is by undeveloped section-line easements.
<b>UTILITIES</b>
Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.
No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, Department of Environmental Conservation (DEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
<b>RESTRICTIONS</b>
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active and incorporated.
Both parcels are subject to 50-foot section-line easements. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 79-144.
<b>MUNICIPAL AUTHORITY</b>
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.
<b>NOTES</b>
None.

