

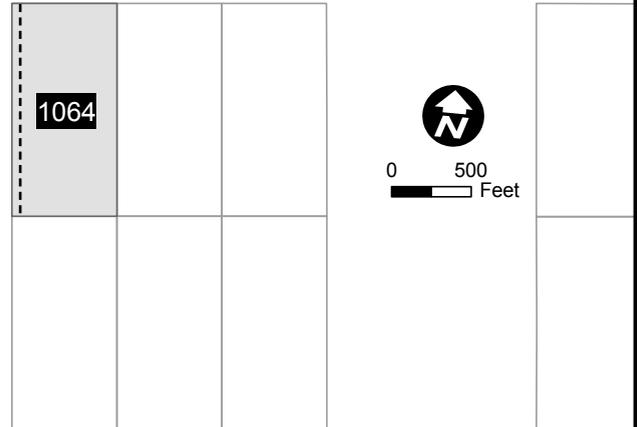


**SC
REGION**

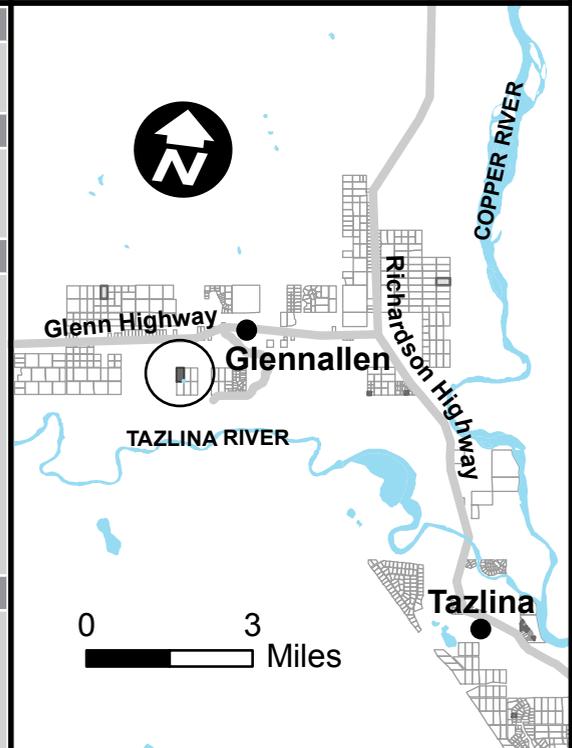
2013 Alaska State Land Offering

Glennallen II ASLS 79-251

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	MINIMUM BID
1064	204797	C004N002W27	79-251	19.98	1	\$17,600



LOCATION
Glennallen II is located about 180 road miles from Anchorage in the Copper River Valley. This parcel is located south of the Glenn Highway, approximately two and a half miles west of the intersection of the Glenn and the Richardson Highways.
ACCESS
This parcel may be accessed across unreserved State land and section-line easements from the Glenn Highway.
UTILITIES
Electricity and telephone service are available in the community of Glennallen. Service to the subdivision is unknown at this time. Purchasers will be responsible for extending the existing power lines at their own expense.
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 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.
RESTRICTIONS
Parcel 1064 is subject to a 50-foot section-line easement. Subject to all platted easements and reservations of record, see ASLS 79-251.
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active and incorporated.
MUNICIPAL AUTHORITY
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.
NOTES
None.



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/>