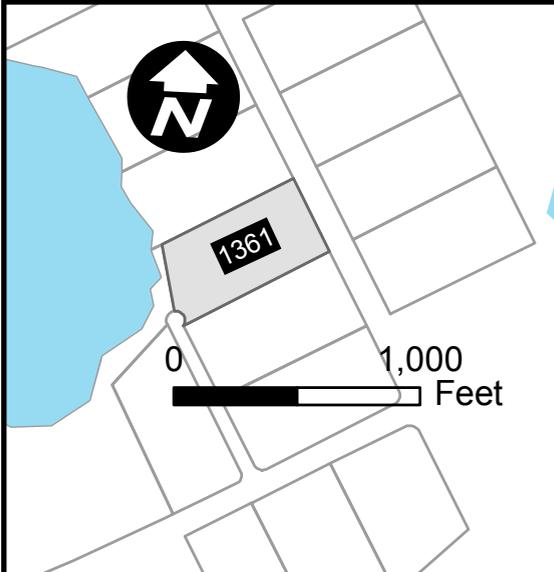




**SC
REGION**

Skwentna Flats ASLS 80-126

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	LOT	BLOCK	MINIMUM BID
1361	211672	S020N010W14	80-126	4.773	5	3	\$10,100



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/>



LOCATION
Approximately 55 air miles northwest of Anchorage in the Yentna River drainage, approximately 10 miles southeast of Skwentna.
ACCESS
Primary access is by aircraft to Tea Lake, located near the center of the subdivision. There are also numerous lakes and landing areas within the subdivision area, conditions of which are unknown. Winter access may be possible via snowmachine along the Yentna River and on existing trails or public easements.
UTILITIES
There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
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 DEC.
See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.
RESTRICTIONS
Subject to platted easements and reservations, see ASLS 80-126.
MUNICIPAL AUTHORITY
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.
NOTES
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.
Parcels may contain wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land clearing activity requiring land leveling).