



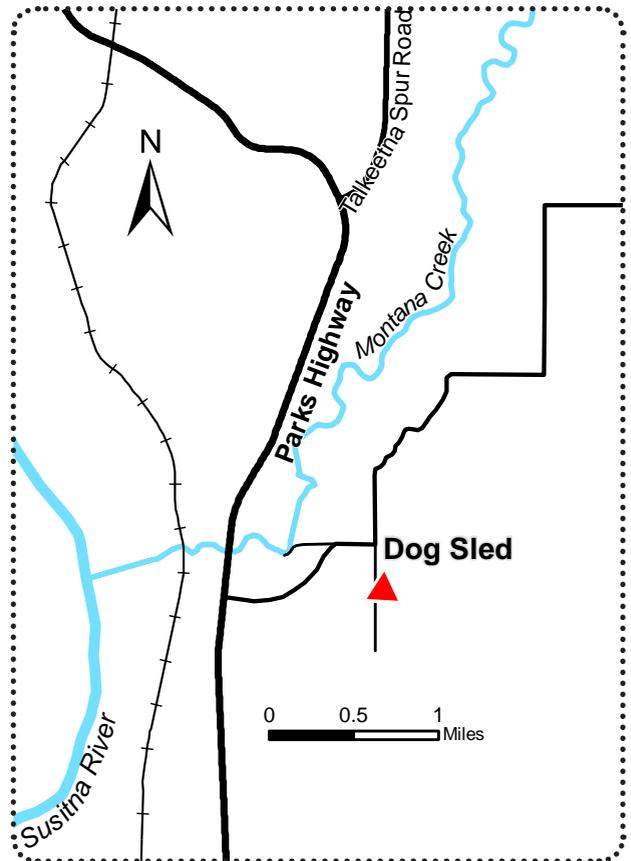
# Dog Sled

Mat-Su Road



Dog Sled Drive

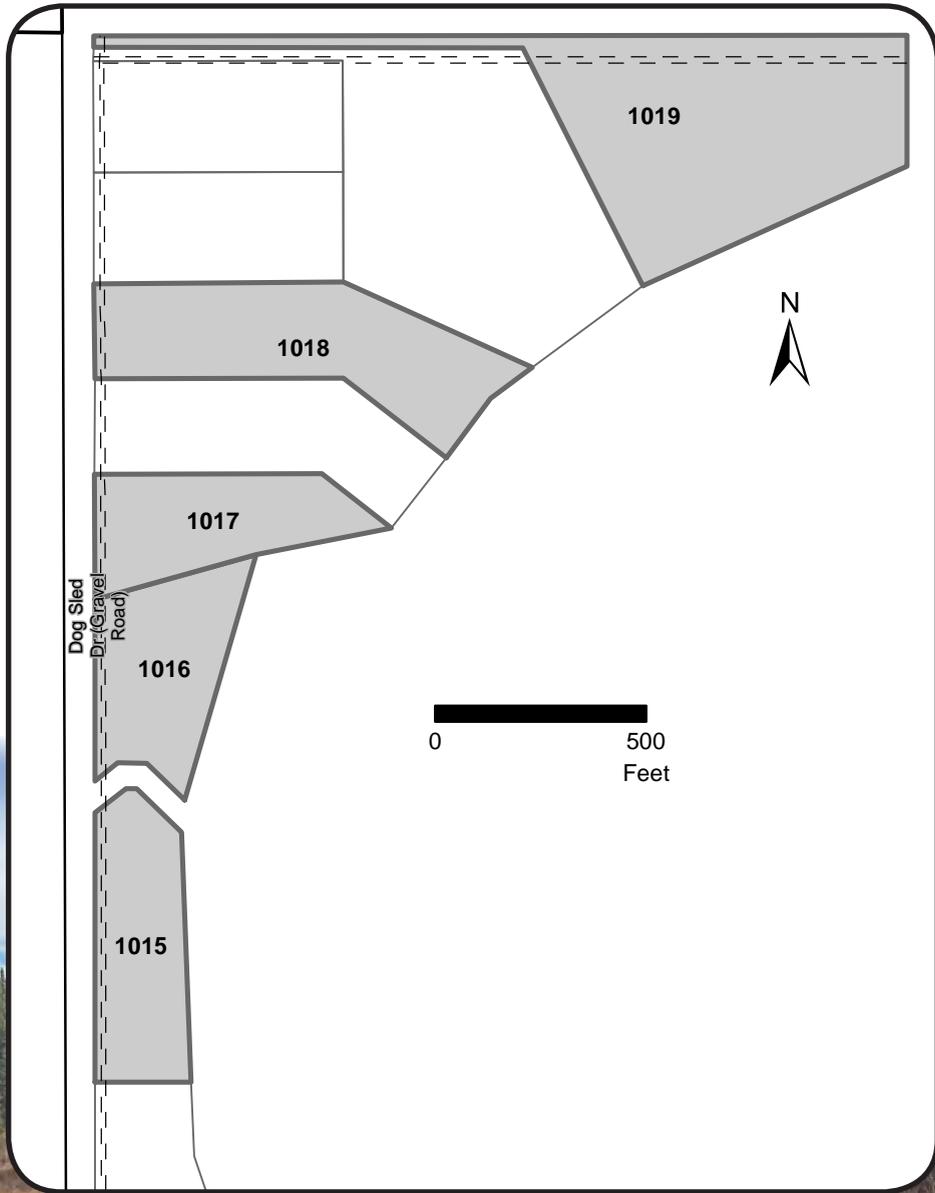
<b>WHY BUY?</b>
Dog Sled offers scenic views of the Talkeetna mountains and easy access to a popular winter trail along a maintained gravel road.
<b>LOCATION</b>
Dog Sled is located near Montana Creek between Willow and Talkeetna.
<b>ACCESS</b>
All parcels have frontage on Dog Sled Drive, a borough maintained gravel road. Dog Sled Dr is 2 miles east of the Parks Highway on Montana Creek Road.
<b>RIGHT-OF-WAY STATUS</b>
Dog Sled Dr. is a borough maintained gravel road.
<b>SURVEY &amp; MTRS</b>
Dog Sled is survey ASLS 2014-69, located in S023N004W09. Dog Sled was recorded on 2/22/2016 as Plat 2016-49 in the Palmer Recording District and as Plat 2016-2 in the Talkeetna Recording District.
<b>RESTRICTIONS</b>
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, and screening easements. There is a 50 foot building setback from apparent wetlands (see plat for details). Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
<b>LOCAL GOVERNMENT</b>
This area is within the boundary of the Matanuska-Susitna Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
<b>NOTES</b>
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
<b>UTILITIES</b>
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electric service is available along Dog Sled Dr.



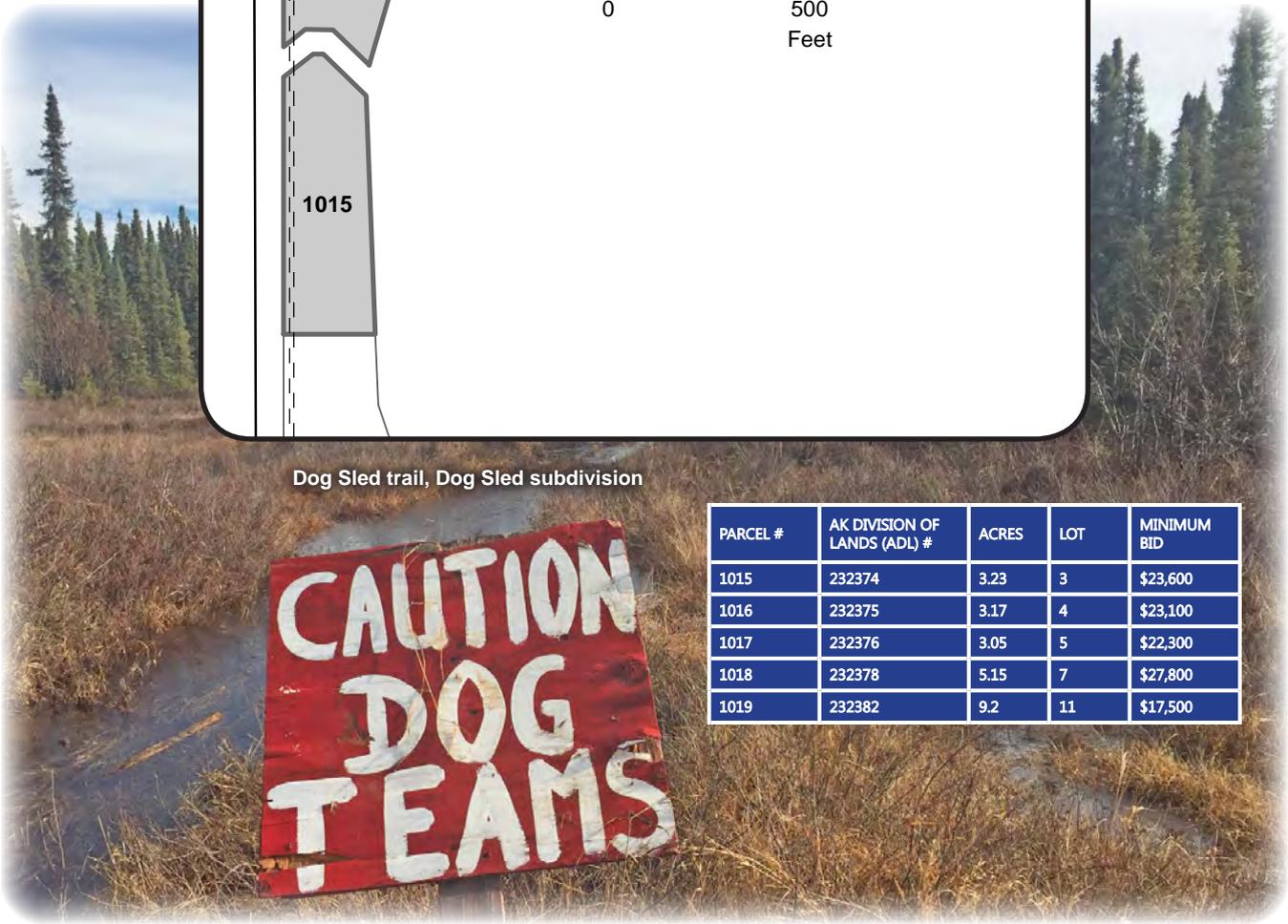
**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



# Dog Sled



Dog Sled trail, Dog Sled subdivision



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1015	232374	3.23	3	\$23,600
1016	232375	3.17	4	\$23,100
1017	232376	3.05	5	\$22,300
1018	232378	5.15	7	\$27,800
1019	232382	9.2	11	\$17,500

Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

General Information