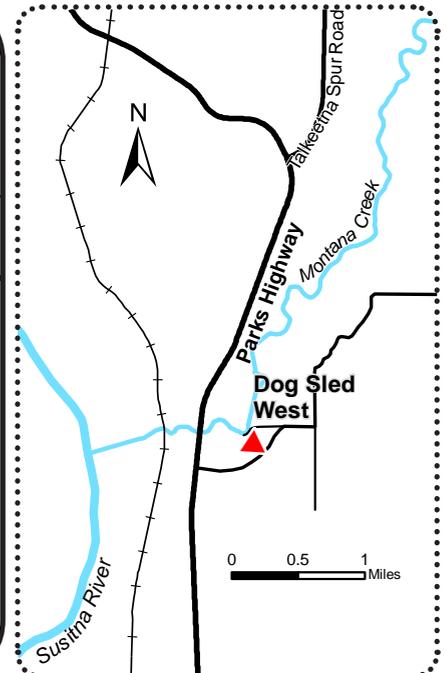
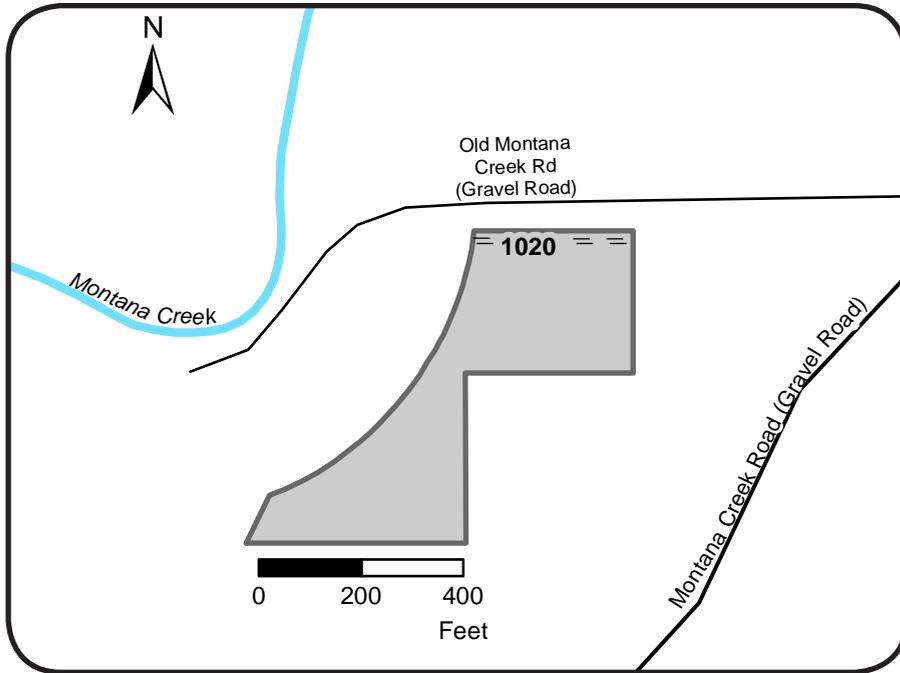




Dog Sled West

Mat-Su
Road



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1020	232383	4.25	1	\$29,500

WHY BUY?
The Dog Sled West parcel is 300 feet from Montana Creek, a popular fishing destination.
LOCATION
Dog Sled West is located near Montana Creek between Willow and Talkeetna.
ACCESS
Access to the Dog Sled West parcels is via the unmaintained Old Montana Creek Road, one quarter mile from the Montana Creek Road, within a mile of the Parks Highway.
RIGHT-OF-WAY STATUS
Old Montana Creek Road is an unmaintained gravel road.
SURVEY & MTRS
Dog Sled West is survey ASLS 2014-70, located in S023N004W08. The survey has been recorded as Plat 2016-3 in the Talkeetna Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and screening easements. There is a 50 foot building setback from apparent wetlands. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
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.
NOTES
A driveway to the parcel should be constructed either from the Old Montana Creek Road along the northern edge of the parcel or within the platted access easement leading to the northwestern parcel boundary. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
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 Montana Creek Road; purchasers would need to extend the lines at their own expense.



Montana Creek near Dog Sled West parcel 1020 (ADL 232383)

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/>.