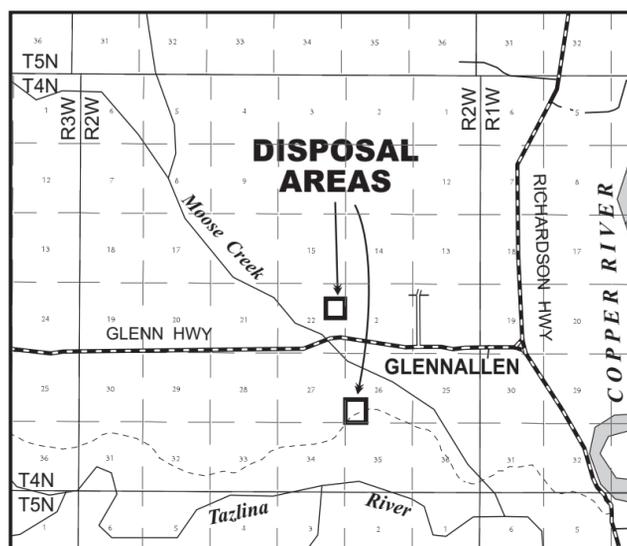


Map 12 - Glennallen II Subdivision

Location	Both parcels are located near Glennallen, approximately 2.5 miles west of the intersection of the Glenn Highway and the Richardson Highway.
Topo Map	USGS Quad Gulkana A-4
Access	Access to ADL 206091 is from the north side of mile 186 of the Glenn Highway onto Snowshoe Street, then west onto Lakeside Drive. Access to ADL 206107 is from the south side of mile 186 of the Glenn Highway onto Marian Street. From Marian Street follow the existing gravel road to the east of the subdivision to Pilchco Street. Then turn north onto Marian Street, which may not be fully developed.
Terrain	Both parcels are generally flat, on a plateau with an elevation of 1,400 to 1,500 feet. There is some standing water and potholes on ADL 206091.
Soils	Soils are fair but include discontinuous permafrost zones.
Vegetation	The vegetation on ADL 206091 consisted primarily of black spruce and some cottonwoods. The vegetation on ADL 206107 consisted primarily of black spruce, aspen, and some birch.
Water Front	None. Moose Creek runs through Tract A to the west of ADL 206091.
View	Unknown
Climate	Average winter temperatures range from -10 to 10 degrees F; average summer temperatures range from 40 to 68 degrees F. Average annual precipitation is 13 inches, including 64 inches of snow.
Water Source	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Natural gas has been encountered in well drilling, requiring flaring.
Water/Sewage Disposal	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 Alaska Department of Environmental Conservation.
Utilities	Electricity and telephone hookups are available to both parcels.
Restrictions	Subject to platted easements and reservations of record, see ASLS 79-250 or 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.
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Glennallen Homeowners Association, Inc. created to govern said subdivision, if active.
Other	ADL 206091 contains several objects including an uninhabitable mobile home, two wooden structure frames, four junked vehicles, two junked tractors, two fuel tanks, garbage, and other wood and metal debris. ADL 206107 contains an outhouse/structure, three junked vehicles, several tires, fuel containers, furniture, garbage, and other debris. Removal of all items on the parcels will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.



USGS Quad Gulkana A-3, A-4, Alaska

Vicinity Map

Township 4 North, Range 2 West, Section 22, 26
Copper River Meridian, Alaska

Note: 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 being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at:
<http://www.dnr.state.ak.us/landrecords>.

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
28	206091	C004N002W22	ASLS 79-250	22	2.240	\$800
29	206107	C004N002W26	ASLS 79-251	28	2.160	\$5,350

ASLS 79-250 Section 22



Glennallen II Subdivision

ASLS 79-251 Section 26

