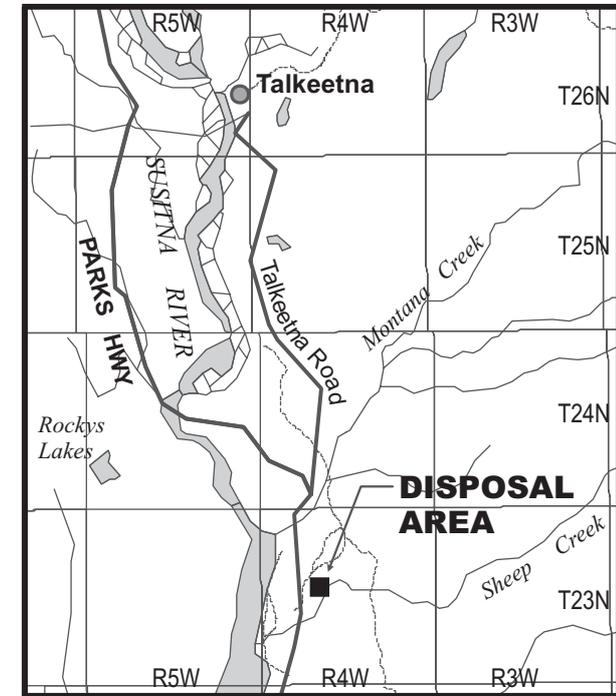


Map 19 - Montana Creek Odd Lot USRS

Location	This parcel is approximately 2.5 miles east of mile 93 of the Parks Highway and 19.5 miles south of Talkeetna, just west of Sheep Creek.
Topo Map	USGS Quad Talkeetna Mountains A-6
Access	Access to the parcel is by ATV, snowmobile, or foot along platted rights-of-way and section line or lot line easements. Access to the parcel may not yet be developed.
Terrain	Topography is generally level to slightly rolling terrain. Elevation is approximately 300 feet above mean sea level.
Soils	Soils consist of organic overburden covering sandy, silty gravel.
Vegetation	Vegetation consists primarily of spruce, birch, and alder.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from 7 to 24 degrees F; average summer temperatures range from 46 to 66 degrees F. Average annual precipitation is 15 inches, including 48 inches of snow.
Water Source	Unknown
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	None
Restrictions	Subject to platted easements and reservations of record, see appropriate United States Rectangular Survey. ADL 202088 is subject to a 50-foot section line easement along the south lot line and a 30-foot public access and utility easement along the remaining lot lines. This parcel 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	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None
Other	Portions of this parcel may have a high water table and could be considered swampy. These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

Vicinity Map

Township 23 North,
Range 4 West,
Section 27
Seward Meridian,
Alaska



USGS Quad Tyonek, Alaska

PARCEL	ADL #	MTRS	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
49	202088	S023N004W27	USRS	SE1/4SW1/4	40.000	\$18,000

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>.

Section 27

