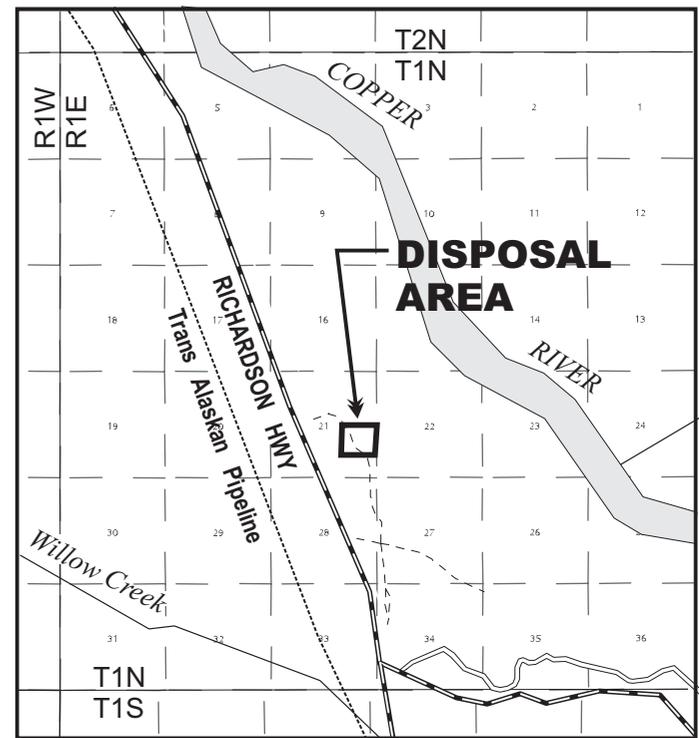


Map 24 - Willow Creek Subdivision ASLS 79-122

Location	Located within the Copper River Valley east of the Richardson Highway, approximately 9 miles south of Copper Center.
Topo Map	USGS Quad Valdez D-4
Access	Access is via the Richardson Highway, which fronts the western side of the subdivision. Willow Loop Road, a two lane gravel road, provides easterly access off the Richardson Highway.
Terrain	This parcel is generally flat. The subdivision is between 1,450 and 1,500 feet above mean sea level.
Soils	Sandy gravel and sandy, silty material dominate the area. Permafrost is prevalent.
Vegetation	Vegetation consists of spruce forest broken up with muskeg formations.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -11 to 9 degrees F; average summer temperatures range from 40 to 67 degrees F. Average annual precipitation is 13 inches, including 64 inches of snow.
Water Source	Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters.
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 the subdivision.
Restrictions	Subject to platted easements and reservations of record, see ASLS 79-122.
Municipal Authority	None
Homeowners Association	Unknown
Other	This parcel contains two cabins in disrepair, a wooden boat, 11 junked vehicles, two sheds full of garbage, fuel containers and other debris, junked appliances, 55 gallon drums, tires, an outhouse, an animal stable in disrepair, a doghouse, and multiple piles of garbage and other debris. Removal of all items on the parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid.



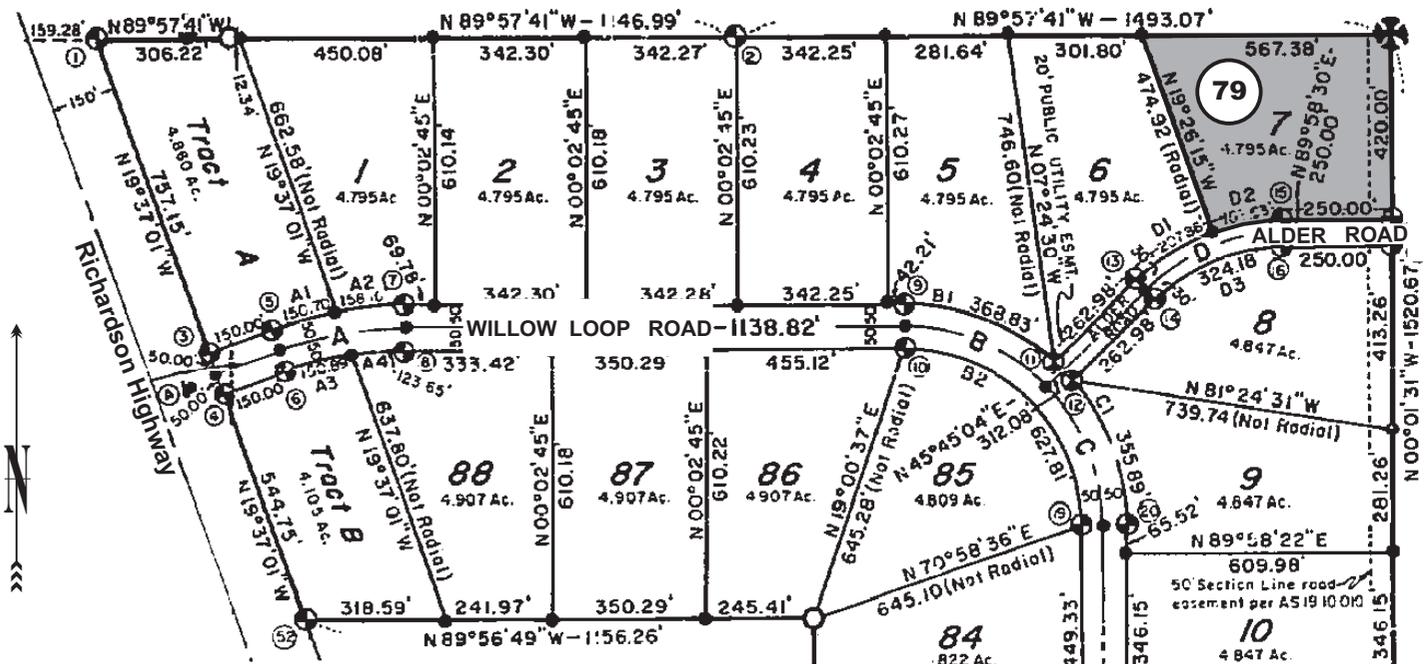
USGS Quad Valdez D-4, Alaska

Vicinity Map

Township 1 North, Range 1 East, Section 21
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
79	203302	C001N001E21	ASLS 79-122	7	4.795	\$9,400.00

Section 21



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>.