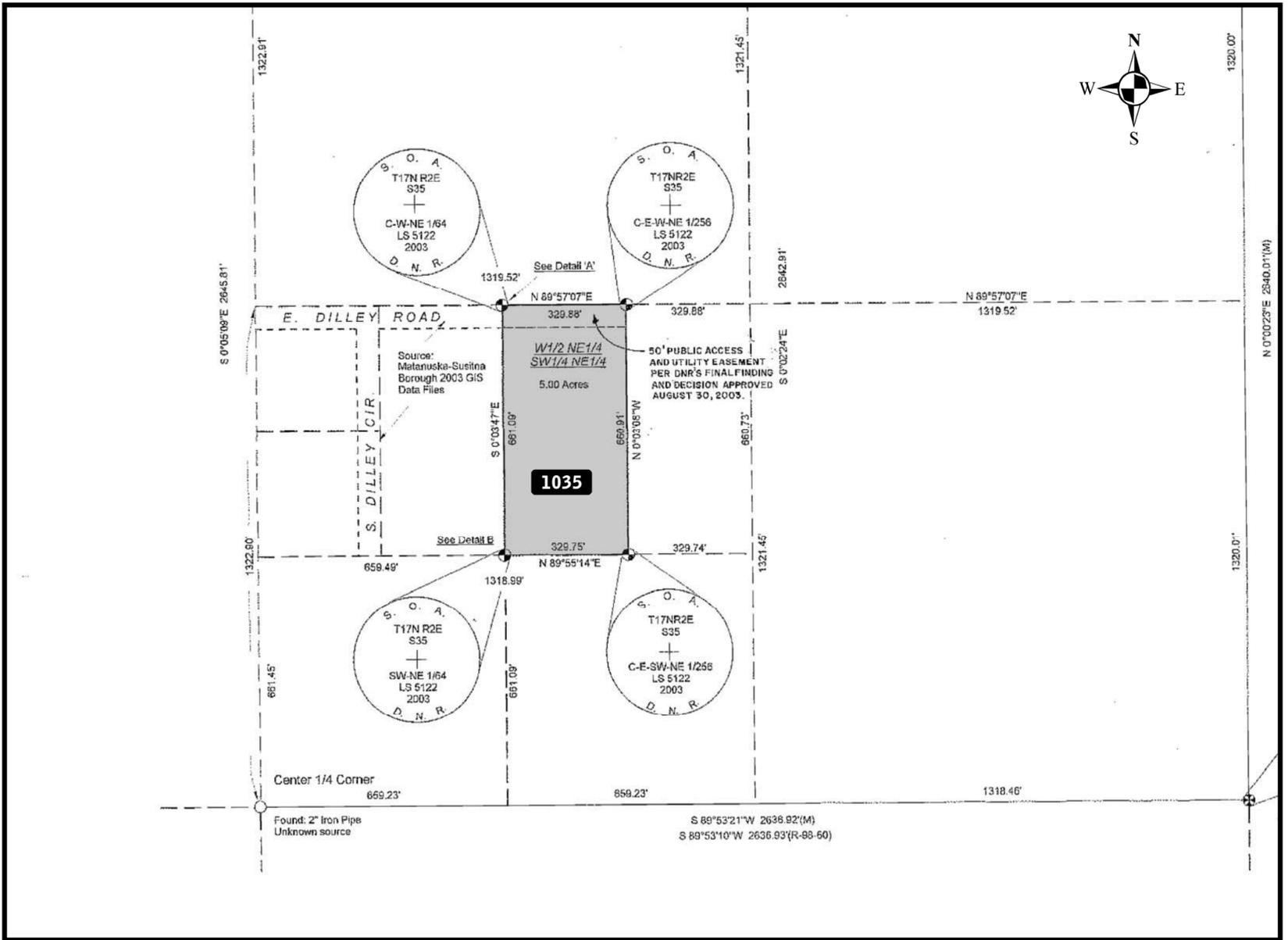


Spring 2005 Alaska State Land Offering -- Auction #435

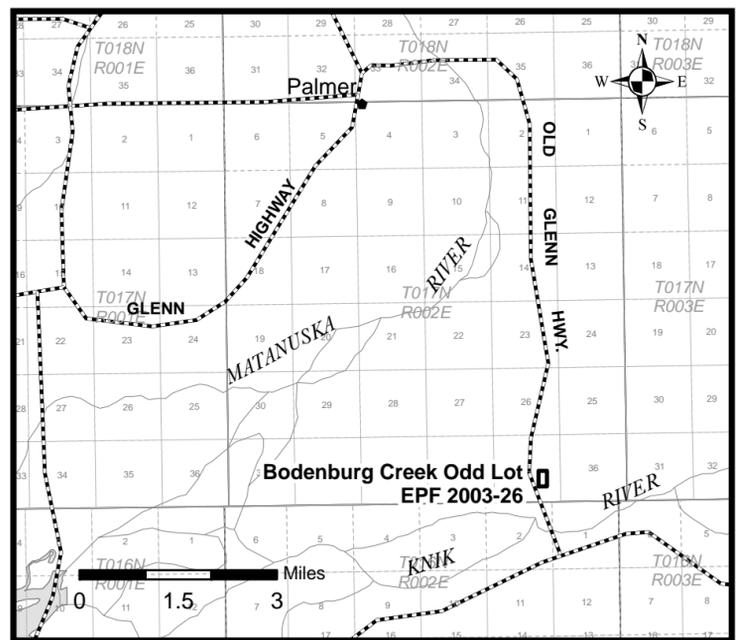
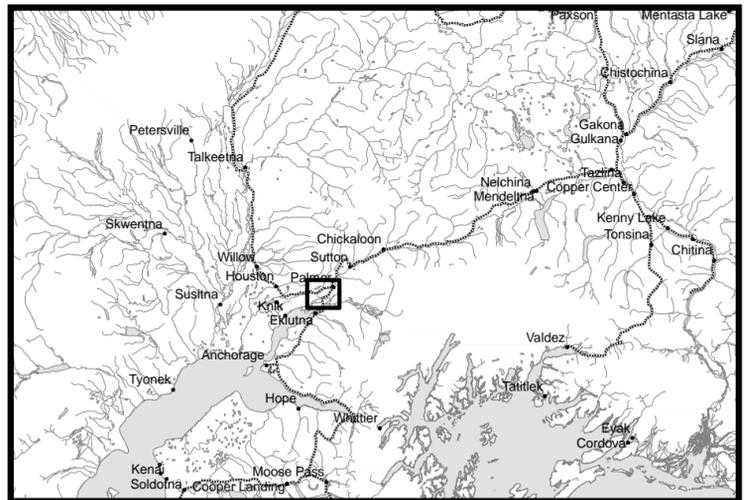
# Map 11 - Bodenburg Creek Odd Lot, EPF 2003-26

## Southcentral Region



PARCEL#	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1035	228186	S017N002E35	EPF 2003-26	5.00	\$25,000

<b>Location</b>	This parcel is located approximately 8 miles southeast of Palmer and 2 miles south of Butte, near Bodenburg Creek.
<b>Topo Map</b>	USGS Quad Anchorage C-6
<b>Access</b>	Access is from the Old Glenn Highway and then east onto East Dilley Avenue. The parcel is located at the end of East Dilley Avenue.
<b>Terrain</b>	The parcel is generally flat.
<b>Soils</b>	Unknown
<b>Vegetation</b>	Vegetation on the parcel is mixed black spruce, cottonwood, and alders.
<b>Water Frontage</b>	None
<b>View</b>	Potentially good views of the surrounding Chugach Mountains.
<b>Climate</b>	Average winter temperatures range from -35 to 33 degrees F; average summer temperatures range from 42 to 85 degrees F. Average annual precipitation is 17 inches, including 43 inches of snow.
<b>Water Source</b>	Unknown
<b>Water/Sewage Disposal</b>	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 the Alaska Department of Environmental Conservation (ADEC).
<b>Utilities</b>	Electric and phone utilities are located near the parcel.
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see EPF 2003-26.
<b>Municipal Authority</b>	This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
<b>Homeowners Association</b>	None



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>.

Vicinity Map  
Township 17 North, Range 2 East, Section 35  
Seward Meridian, Alaska