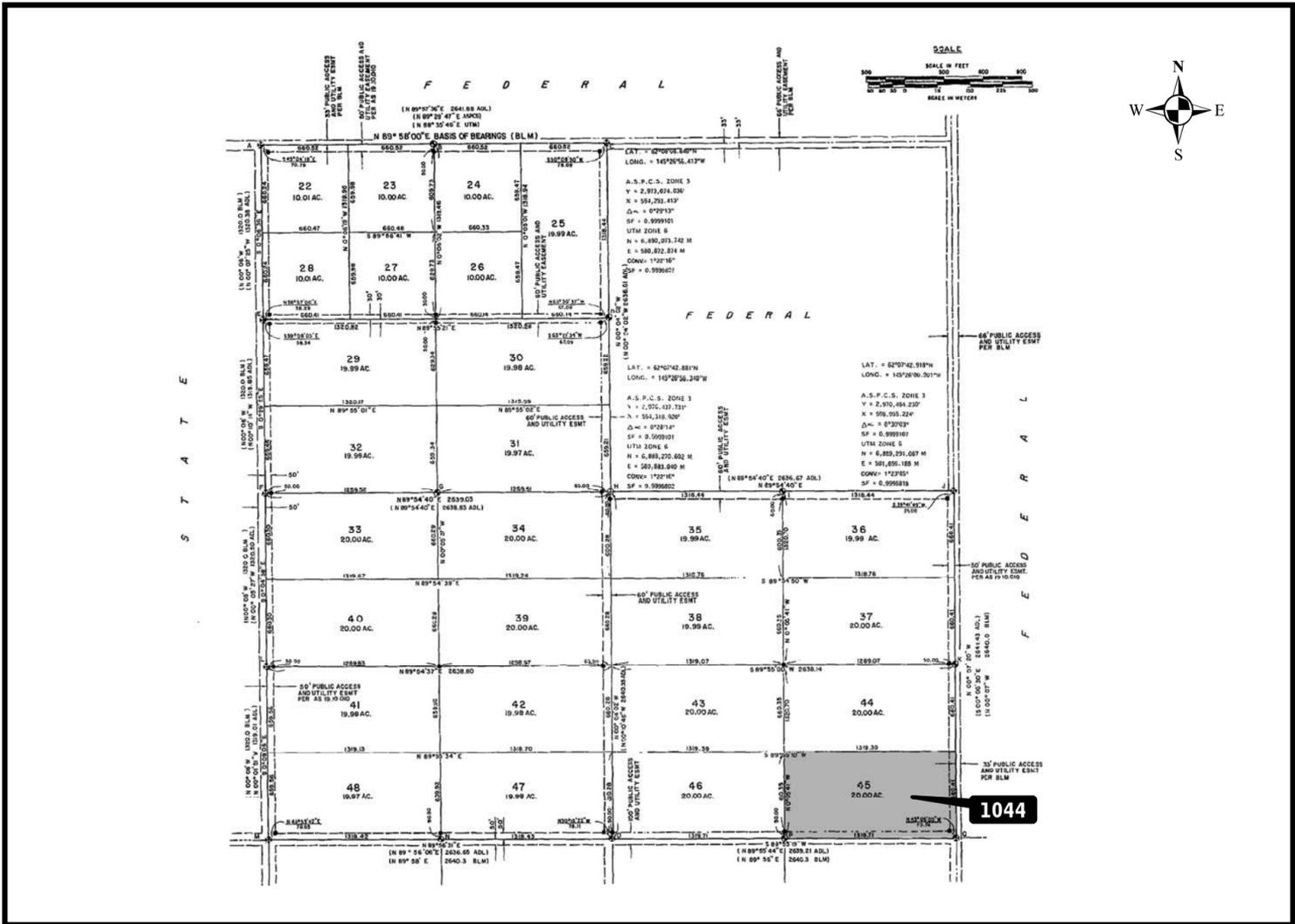


Spring 2005 Alaska State Land Offering -- Auction #435

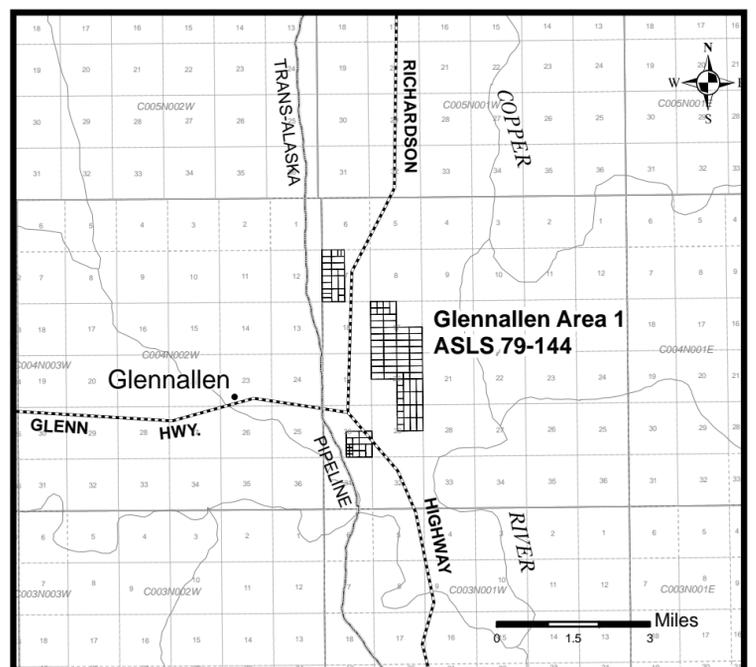
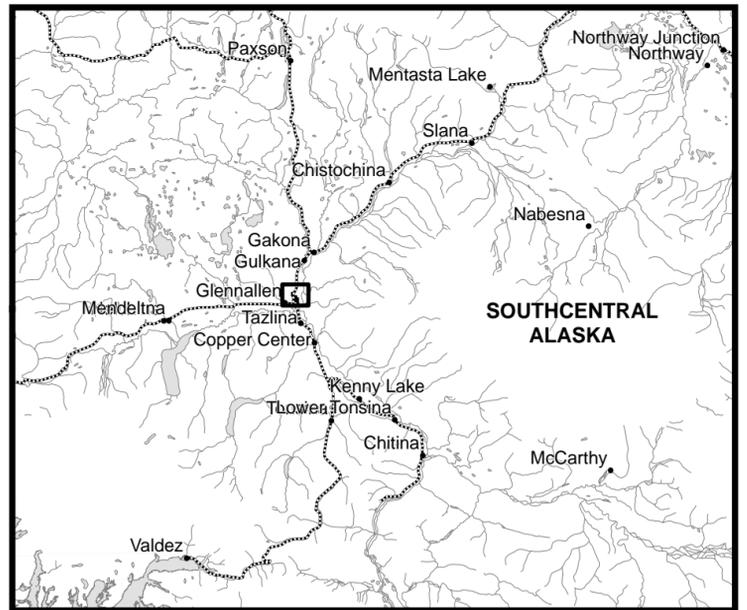
Map 13 - Glennallen Area 1, ASLS 79-144

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1044	203200	C004N001W17	ASLS 79-144	45	20.000	\$8,000

<b>Location</b>	Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. This parcel is situated about 4 miles east of Glennallen, 1-1/2 miles east of the intersection of the Glenn Highway and the Richardson Highway, and about 1 mile west of the Copper River.
<b>Topo Map</b>	USGS Quad Gulkana A-3
<b>Access</b>	Access may be gained from the Richardson Highway utilizing platted easements or other dedicated access rights-of-way, which may not have been constructed.
<b>Terrain</b>	Topography consists of generally flat terrain, with an elevation of about 1,450 feet above sea level.
<b>Soils</b>	Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. This parcel contains very wet soil conditions.
<b>Vegetation</b>	Well forested with black spruce and pockets of willow and aspen.
<b>Water Front</b>	None
<b>View</b>	Unknown
<b>Climate</b>	This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
<b>Water Source</b>	Permafrost, mineralized 'hard' water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring. Water for domestic use may be obtained by rainwater roof catchment systems.
<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). This parcel may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
<b>Utilities</b>	None
<b>Restrictions</b>	Subject to all platted easements and reservations of record, see ASLS 79-144.
<b>Municipal Authority</b>	None
<b>Homeowners Association</b>	None
<b>Other</b>	This parcel is subject to an oil and gas exploration license (ADL 389724).



Vicinity Map  
Township 4 North, Range 1 West, Section 17  
Copper River Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plans/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>.