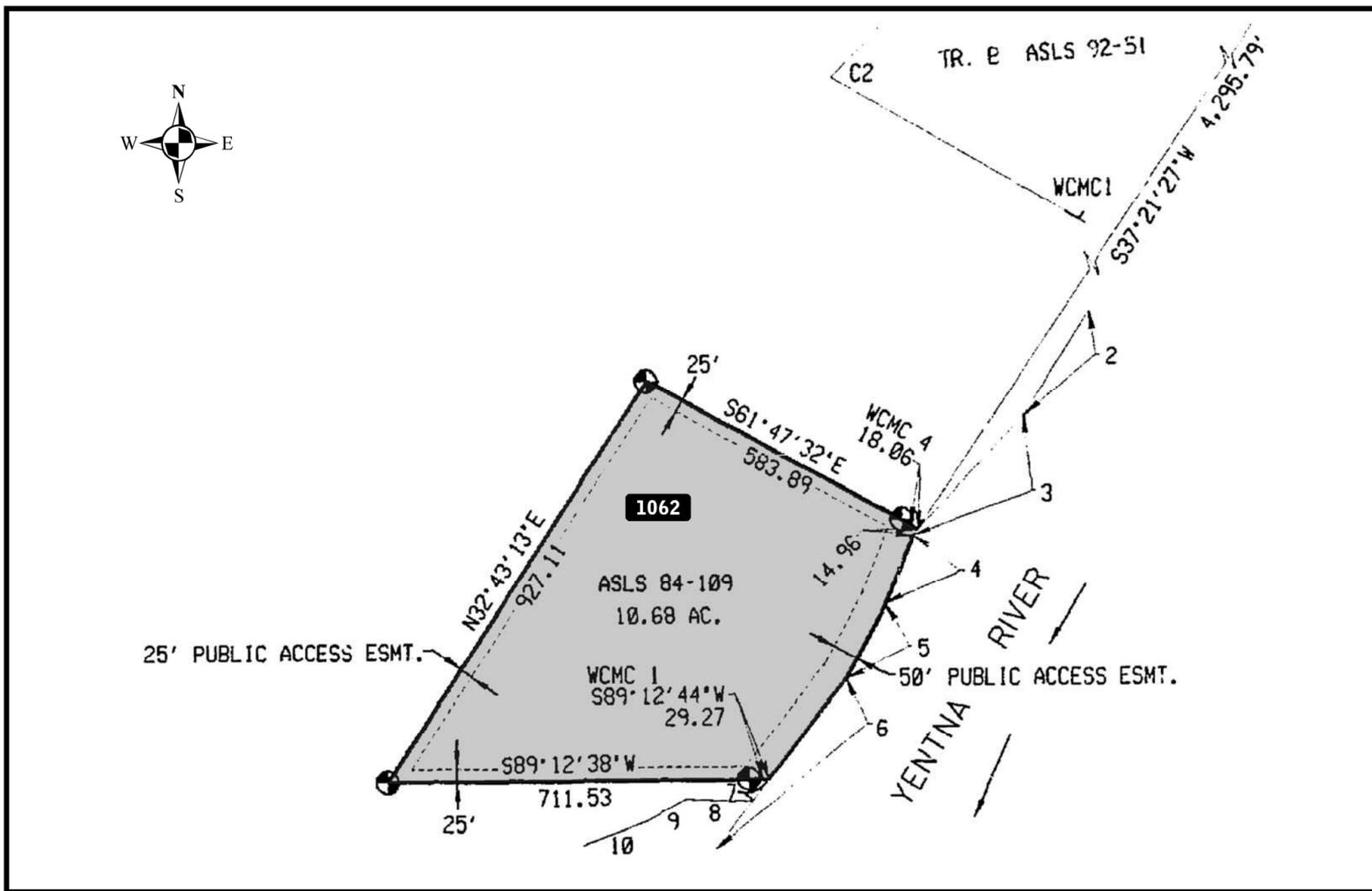


Spring 2005 Alaska State Land Offering -- Auction #435

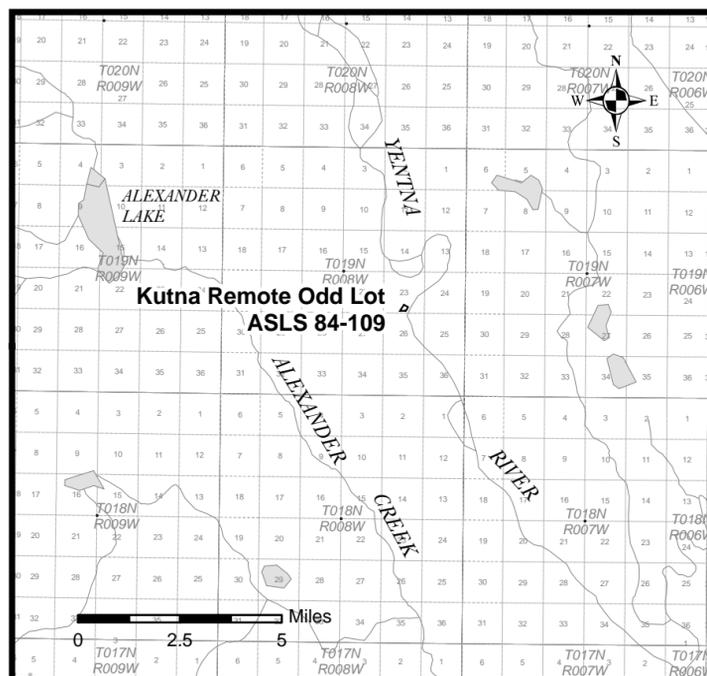
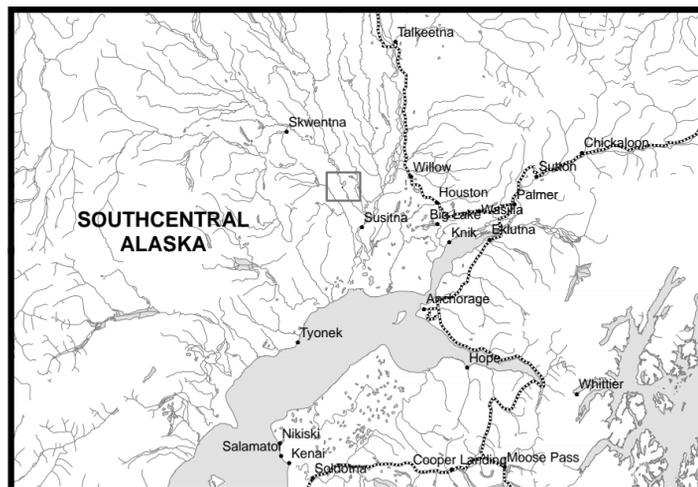
Map 16 - Kutna Remote Odd Lot, ASLS 84-109

Southcentral Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	MINIMUM BID
1062	217566	S019N008W23	ASLS 84-109	10.680	\$17,900

Location	This parcel is located on the west shore of the Yentna River, about 13 miles northwest of the confluence with the Susitna River, approximately 43 miles northwest of Anchorage, 23 miles southeast of Skwentna, and 3 miles downstream from Yentna Station.
Topo Map	USGS Quad Tyonek C-2
Access	Primary access is by the Susitna and Yentna Rivers, by boat during the summer and snow machine during the winter. Access via wheeled aircraft may be possible along gravel bars of the Yentna River or floatplane onto the river or one of several small lakes within the area. Landing conditions are unknown.
Terrain	Lands along the Yentna River are characterized as broad, nearly level floodplains extending to well defined banks, which rise steeply to a plateau overlooking the river.
Soils	Unknown
Vegetation	Vegetation in the Yentna River area consists of cottonwood, white spruce, and paper birch interspersed with dense patches of tall brush. Muskeg, sedges, mosses, low shrubs, and black spruce may be found in the poorly drained or frequently flooded areas.
Water Front	This parcel has water frontage along the Yentna River.
View	Potentially excellent views of the Yentna River.
Climate	Average winter temperatures range from 4 to 23 degrees F; average summer temperatures range from 47 to 68 degrees F. Average annual precipitation is 29 inches, including 119 inches of snow.
Water Source	Water for domestic use may be obtained by rainwater roof catchment systems. Quality of the river water is 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 the Alaska Department of Environmental Conservation (ADEC).
Utilities	None
Restrictions	Subject to all platted easements and reservations of record, see ASLS 84-109.
Municipal Authority	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.
Homeowners Association	None
Other	This parcel is subject to an oil and gas exploration license (ADL 390078).



Vicinity Map
Township 19 North, Range 8 West, Section 23
Seward 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>.