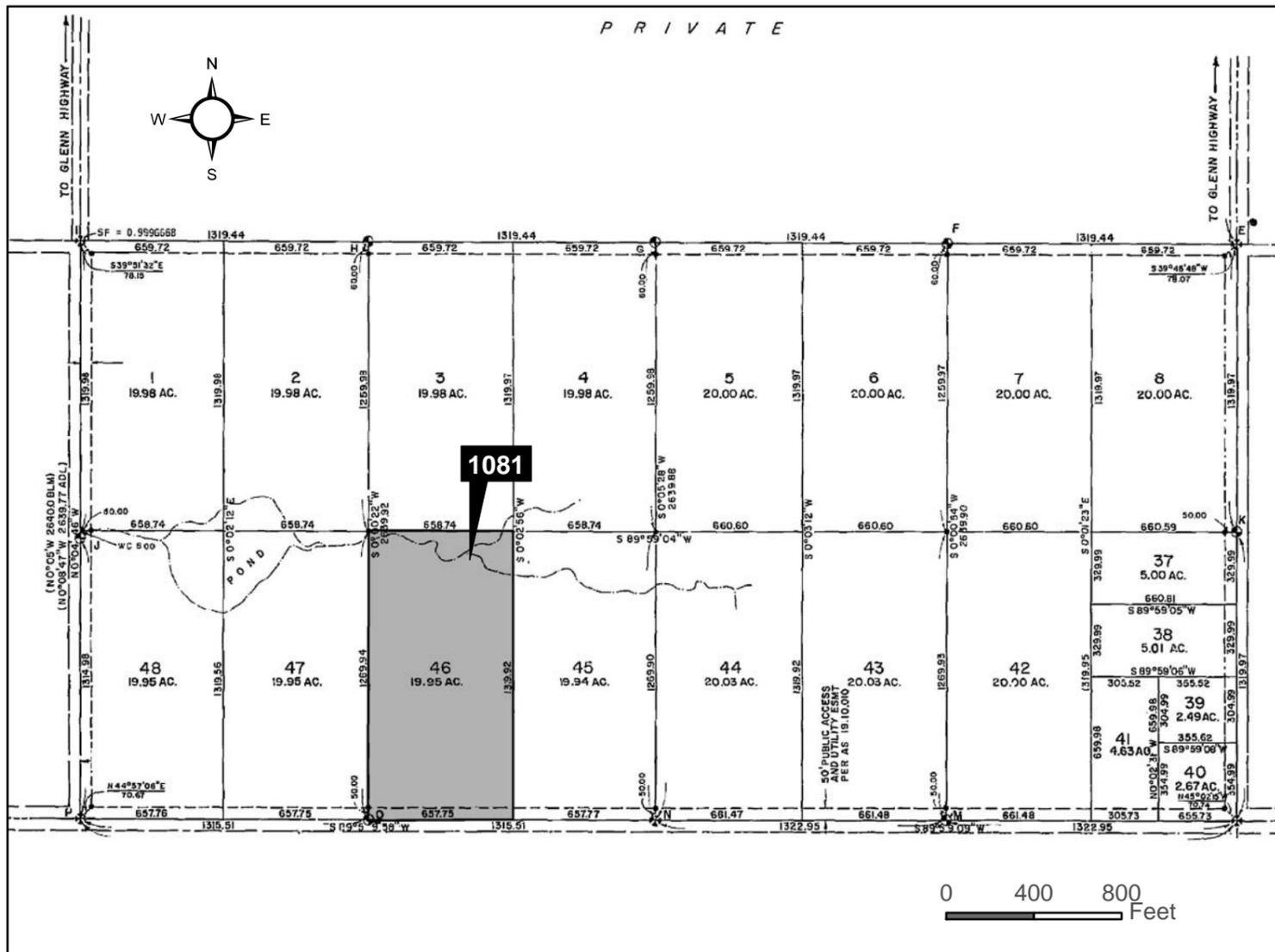


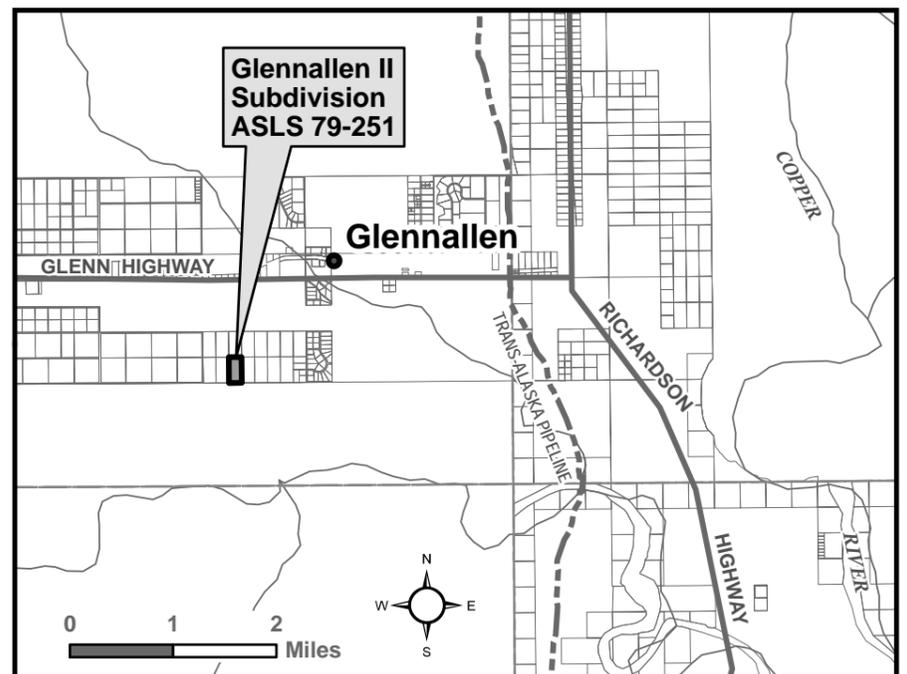
Map 9 - Glennallen II Subdivision ASLS 79-251

Southcentral Region



Location	Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. This parcel is located approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway, south of the Glenn Highway.
Topo Map	USGS Quad Gulkana A-4
Access	This parcel may be across unreserved state land and section line easements from the Glenn Highway. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.
Terrain	This parcel is generally flat, with an elevation of approximately 1,450 feet above sea level.
Soils	Soils are fair but include discontinuous permafrost zones.
Vegetation	The vegetation consists primarily of black spruce and some cottonwood.
Water Frontage	None
View	Unknown
Climate	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.
Water Source	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/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 (ADEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.
Utilities	Unknown
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-251. 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	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1081	204824	C004N002W27	ASLS 79-251	46	19.95	\$15,000



Township 4 North, Range 2 West, Section 27
Copper River 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>.

