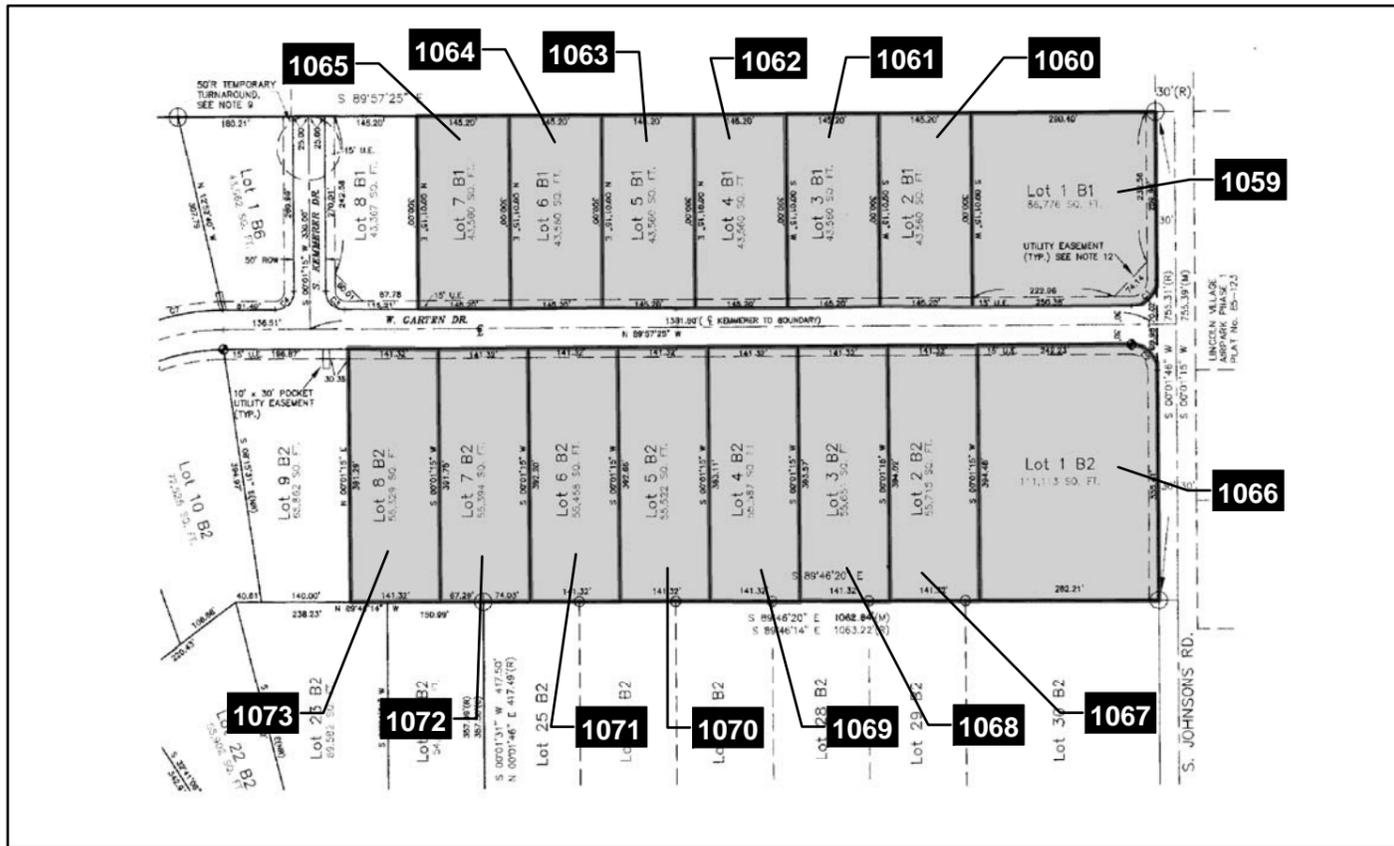


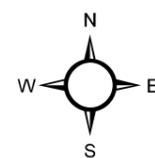
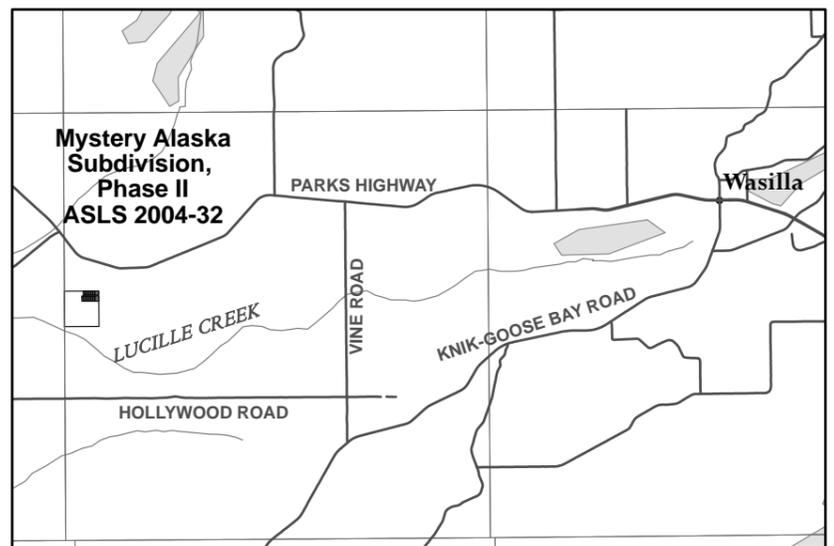
Map 14 - Mystery Alaska Subdivision Phase II ~ ASLS 2004-32



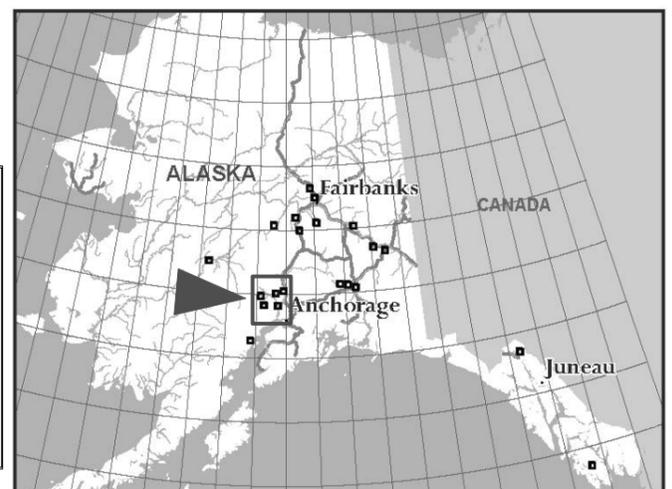
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1059	229620	S017N002W18	ASLS 2004-32	1.99	1	B1	\$44,800
1060	229621	S017N002W18	ASLS 2004-32	1.00	2	B1	\$22,500
1061	229622	S017N002W18	ASLS 2004-32	1.00	3	B1	\$21,400
1062	229623	S017N002W18	ASLS 2004-32	1.00	4	B1	\$21,400
1063	229624	S017N002W18	ASLS 2004-32	1.00	5	B1	\$21,400
1064	229625	S017N002W18	ASLS 2004-32	1.00	6	B1	\$20,300

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1065	229626	S017N002W18	ASLS 2004-32	1.00	7	B1	\$20,300
1066	229628	S017N002W18	ASLS 2004-32	2.55	1	B2	\$54,500
1067	229629	S017N002W18	ASLS 2004-32	1.28	2	B2	\$28,800
1068	229630	S017N002W18	ASLS 2004-32	1.28	3	B2	\$28,800
1069	229631	S017N002W18	ASLS 2004-32	1.28	4	B2	\$28,800
1070	229632	S017N002W18	ASLS 2004-32	1.27	5	B2	\$28,600
1071	229633	S017N002W18	ASLS 2004-32	1.27	6	B2	\$27,100
1072	229634	S017N002W18	ASLS 2004-32	1.27	7	B2	\$27,100
1073	229635	S017N002W18	ASLS 2004-32	1.27	8	B2	\$27,100

Location	The Mystery Alaska subdivision is located approximately 10 miles west of Wasilla and a half mile south of the Parks Highway, west of South Johnson's Road.
Topo Map	USGS Quad Anchorage C-8
Access	From the Parks Highway, turn south on South Johnson's Road. One half mile down South Johnson's Road, turn west onto Garten Drive to access the individual parcels.
Terrain	The subdivision varies from gently sloping to generally level terrain, with an elevation of 300 feet above sea level.
Soils	The area consists of very shallow Homestead silt loam.
Vegetation	The area primarily consists of spruce, with a mix of birch and alders. Much of this area was affected by the 1996 Millers Reach fire.
Water Frontage	None
View	Potential views of the Talkeetna Mountains.
Climate	Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 14 inches, including 48 inches of snow.
Water Source	Water source and quality is unknown. Wells in the area sometimes reach 100 feet.
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	Electricity and telephone service are available along South Johnson's Road. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-32. No parcel within this subdivision shall have direct access to South Johnson's Road.
Municipal Authority	These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as document number 2004-009315.
Other	These parcels are a part of Mystery Alaska Subdivision Phase II (ASLS 2004-32). An adjacent group of parcels from Mystery Alaska Subdivision Phase II (ASLS 2004-32) were previously offered in Auction #446 in 2007, Mystery Alaska Subdivision Phase I (ASLS 2002-28) was previously offered in Auction #433 in 2004.



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>.



Township 17 North, Range 2 West, Section 18
Seward Meridian, Alaska