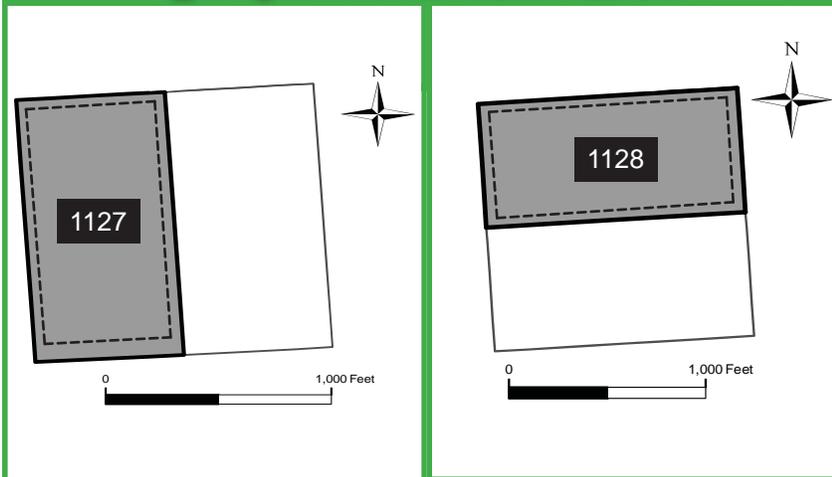
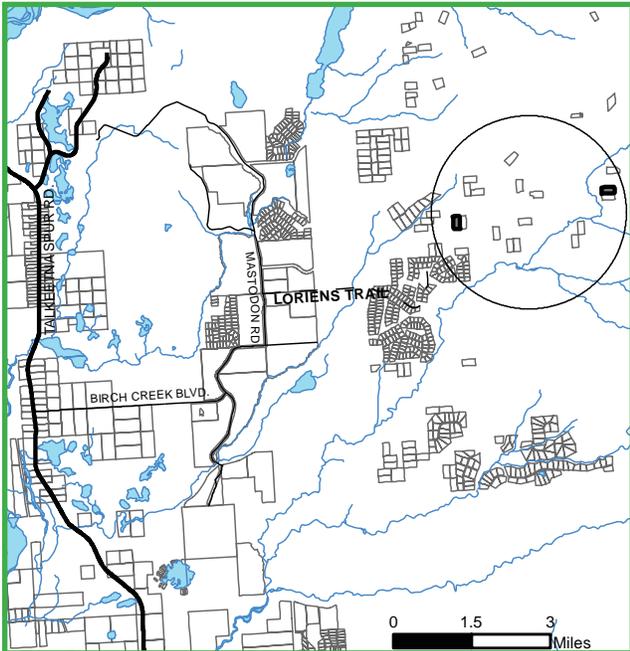


Talkeetna Foothills - ASLS 91-188



PARCEL #	1127	1128
AK DIVISION OF LANDS (ADL) #	223578	224286
MERIDIAN TOWNSHIP RANGE SECTION	S025N003W4	S025N003W1
SURVEY	ASLS 91-188	ASLS 91-188
ACRES	20.01	20.01
TRACT	C	E
MINIMUM BID	\$18,700	\$13,900



LOCATION	The Talkeetna Foothills Homestead area is located approximately 75 miles north of Anchorage, 7 miles southeast of Talkeetna and 3 miles southeast of Larcon Lake.
ACCESS	Access is provided by Answer Creek Road and Mastadon Road off the Talkeetna Spur Road and by the river corridors along the Answer Creek, Possum Creek and Middle and North Forks of Montana Creek. Further access points are provided through platted roads in Bald Mountain Subdivision (ASLS 80-176) and South Bald Mountain Subdivision (ASLS 82-1). Rights-of-way ADL 215311 and 210844 provide additional access corridors.
UTILITIES	None. There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems. 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). See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS	Subject to all platted easements and reservations of record, see ASLS 91 - 188.
MUNICIPAL AUTHORITY	These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
NOTES	The closest community to these parcels is Talkeetna. There is no road access from the parcels to the town of Talkeetna. Talkeetna has year round services.

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: plats.landrecords.info/.