

Johnson Creek - ASLS 2003 - 10



Looking north above Pappy Lake toward parcel 1047 and the Johnson Creek remote area

LOCATION

The Johnson Creek remote area is located approximately 75 air miles northwest of Anchorage between the Alaska Range and the Yentna River. It is 15 miles west of Skwentna and northwest of Shell Lake. The area is south of Johnson Creek and north of the Skwentna River.

ACCESS

Primary access is by snowmachine in winter via the Iditarod Trail or the Skwentna River. Wheeled aircraft may land on some of the gravel bars along the Skwentna River in summer and fall. Further summer and fall access is by float plane to a lake in Township 23 North, Range 13 West, Seward Meridian, locally called "#673" or "Karen's Lake".

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 25 foot access easement along all lot lines.

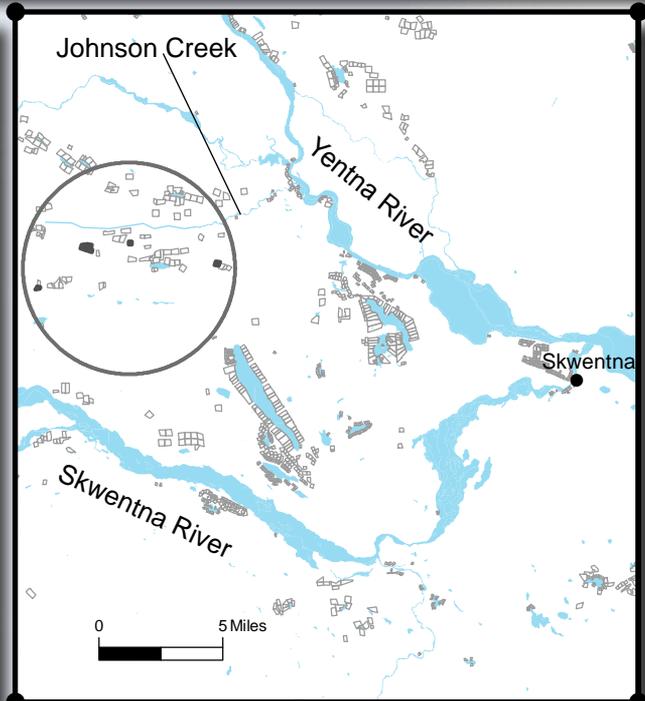
Subject to all platted easements and reservations of record. Please see ASLS 2003-10 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

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.

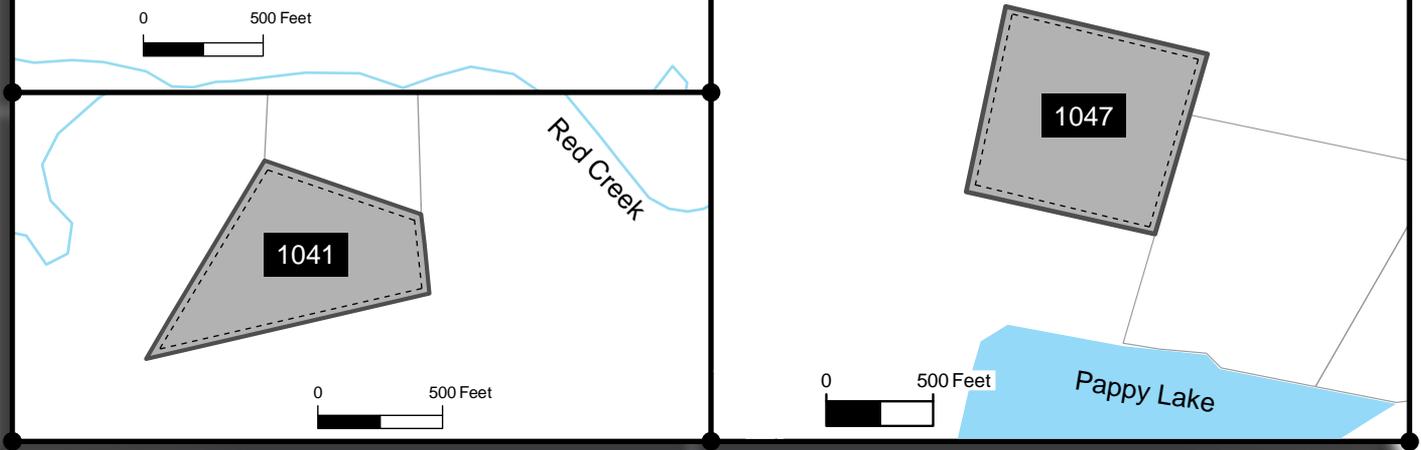
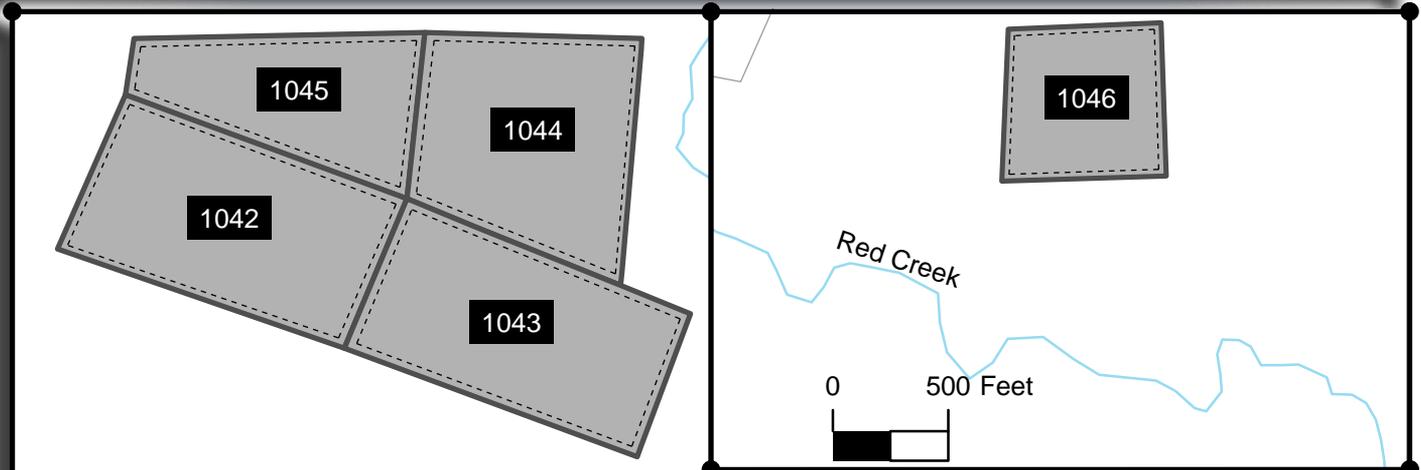
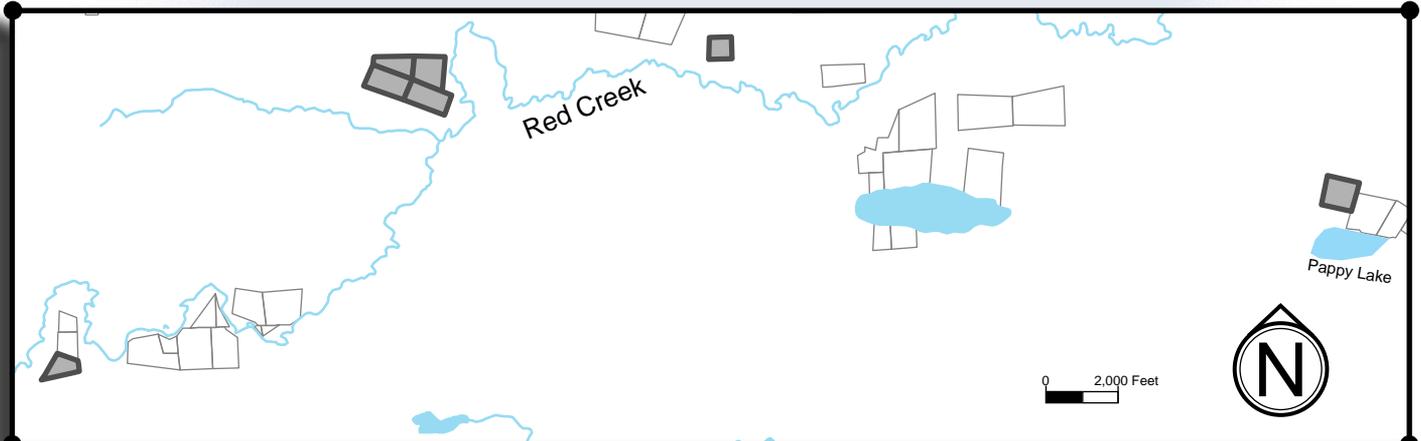
NOTES

This area is just to the east of the foothills of the Alaska Range Mountains and about 20 miles south of Denali National Preserve.



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/.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	URVEY	ACRES	TRACT	MINIMUM BID
1041	228592	S022N014W03	ASLS 2003 - 10	11.22	A	\$9,000
1042	228390	S023N014W25	ASLS 2003 - 10	20	C	\$12,300
1043	228392	S023N014W25	ASLS 2003 - 10	19.54	D	\$12,300
1044	228391	S023N014W25	ASLS 2003 - 10	18.3	E	\$12,000
1045	228591	S023N014W25	ASLS 2003 - 10	13.1	F	\$9,700
1046	228582	S023N013W29	ASLS 2003 - 10	10.39	G	\$8,200
1047	228579	S023N013W35	ASLS 2003 - 10	19.38	K	\$13,600