

Loon Lake - ASLS 2003 - 9



Looking across Bob's Lake from parcel 1052

LOCATION

The Loon Lake remote area is located approximately 120 miles northeast of Anchorage, 30 miles west of Glennallen, five miles south of Lake Louise and two miles west of Lake Louise Road.

ACCESS

Access is via snow machine, dog sled, and cross-country skis during winter and off-road vehicle and foot in the summer. Additional access is via float or ski-equipped aircraft to Loon Lake or Bob's Lake as well as one of the numerous unnamed lakes in the vicinity.

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

Subject to all platted easements and reservations of record. Please see ASLS 2003 - 9 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

These parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a 60-foot public access easement along all existing trails and a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

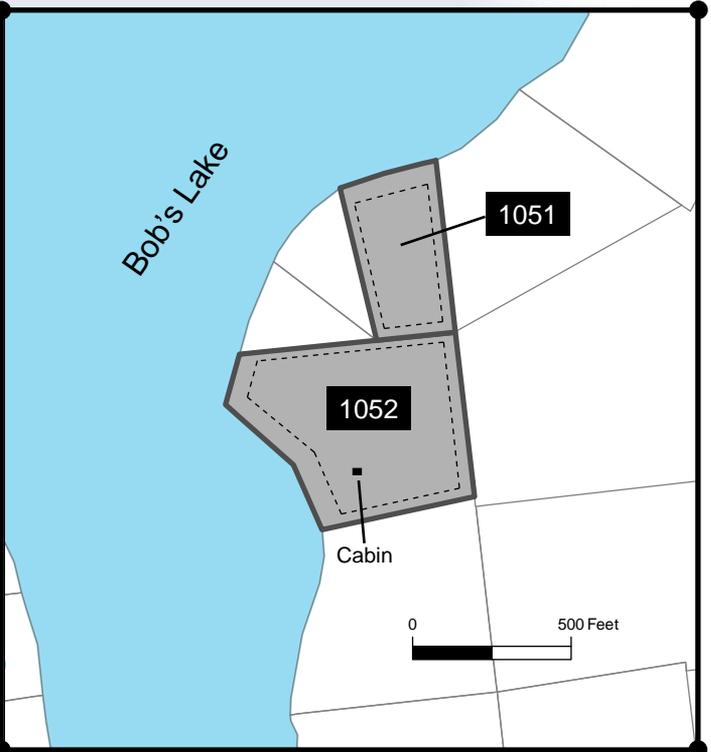
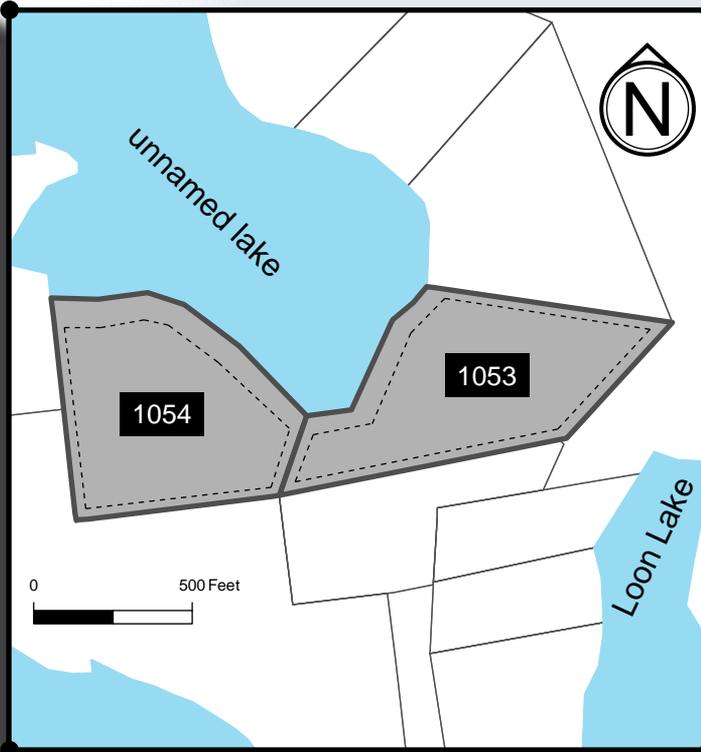
NOTES

There is a dilapidated cabin on parcel 1052. Any improvement, clean up or removal of this structure will become the responsibility of the purchaser.

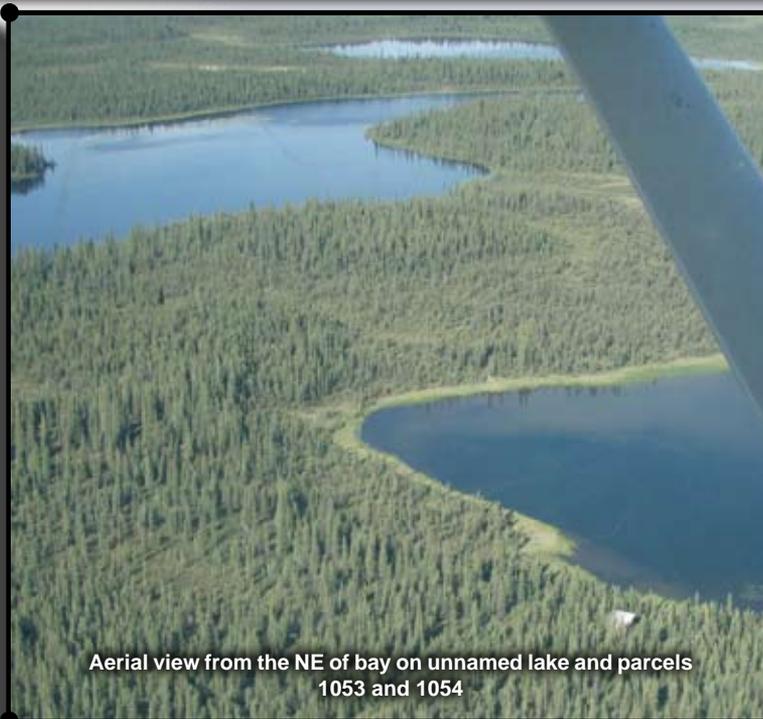


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: plats.landrecords.info/.

Loon Lake - ASLS 2003 - 9



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1051	217851	C005N007W18	ASLS 2003 - 9	3.24	A	\$15,200
1052	219914	C005N007W18	ASLS 2003 - 9	7.99	B	\$29,500
1053	228679	C005N007W19	ASLS 2003 - 9	9.76	D	\$29,400
1054	228678	C005N007W19	ASLS 2003 - 9	9.77	F	\$29,400



Aerial view from the NE of bay on unnamed lake and parcels 1053 and 1054



Cabin on parcel 1052