

Nowitna River - ASLS 2007 - 10



Looking northwest over the Nowitna River

**LOCATION**

The Nowitna River remote area is approximately 63 miles north of McGrath, approximately 220 miles west southwest of Fairbanks, south of the Susulatna River at the confluence of the Nowitna River and Meadow Creek. Poorman is the nearest community, about 24 miles northwest of the area.

**ACCESS**

Access is primarily by plane, either ski or float depending on the season and local conditions. Some gravel bars may provide access for wheeled planes. An undeveloped airport reserve is located within the area. River access is limited to shallow draft river boats.

**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 2007 - 10 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

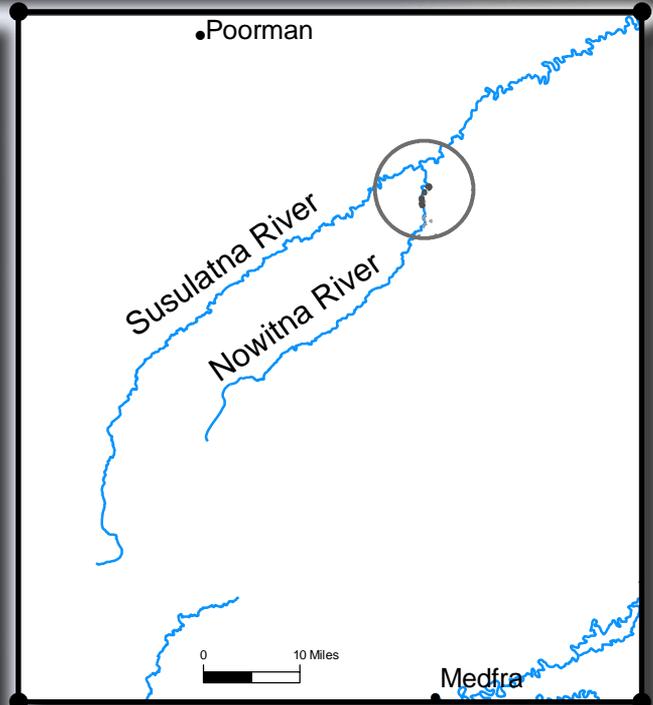
Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails and a 50-foot public access easement along the ordinary high water line of public or navigable water bodies .

**MUNICIPAL AUTHORITY**

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

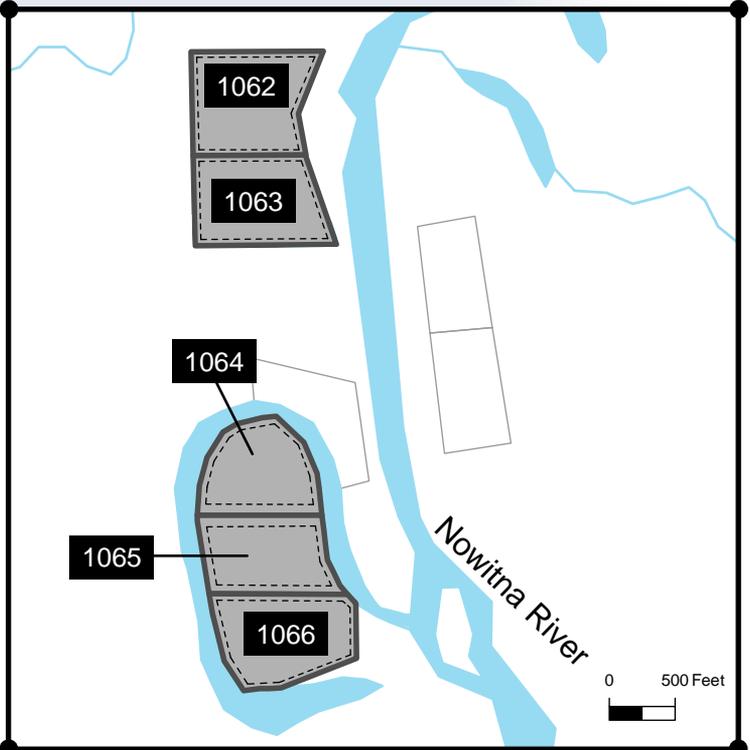
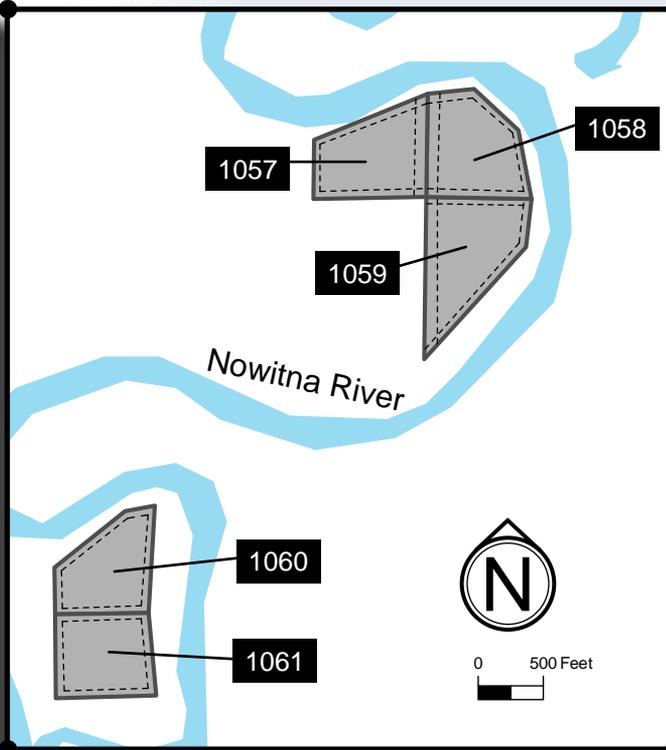
**NOTES**

Approximately 10 miles north and east of this area the Nowitna River becomes a National wild and Scenic River and passes through the Nowitna National Wildlife Refuge before joining the Yukon River



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/](http://plats.landrecords.info/).

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1057	230447	K019S021E04	ASLS 2007 - 10	11.81	A	\$7,100
1058	230448	K019S021E03	ASLS 2007 - 10	11.55	B	\$7,000
1059	230449	K019S021E03	ASLS 2007 - 10	13.21	C	\$7,700
1060	230450	K019S021E04	ASLS 2007 - 10	10.67	D	\$6,700
1061	230451	K019S021E04	ASLS 2007 - 10	10.8	E	\$6,600
1062	230452	K019S021E09	ASLS 2007 - 10	15.85	F	\$8,700
1063	230453	K019S021E09	ASLS 2007 - 10	15.24	G	\$8,400
1064	230454	K019S021E09	ASLS 2007 - 10	13.11	K	\$7,300
1065	230455	K019S021E16	ASLS 2007 - 10	13.48	L	\$7,400
1066	230456	K019S021E16	ASLS 2007 - 10	15.55	M	\$8,200



Aerial view of parcels 1057, 1058 and 1059 from the south



Aerial view of parcels 1057, 1058 and 1059 from the north