

Porcupine Butte - ASLS 2005 - 27



Aerial view, looking east over the wetlands south of parcels 1080 and 1081

LOCATION

The Porcupine Butte West remote area is located south of the Skwentna River, 6 miles west of the confluence of the Hayes and Skwentna Rivers and 25 air miles from the community of Skwentna.

ACCESS

Access is by wheel plane on the gravel bars of the Skwentna River and at Old Man Creek. Winter access is by ski plane. Snowmachine travel along the river system, or the Iditarod Trail and overland across the Skwentna River and state land to the staking area, is possible but difficult.

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 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 27 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

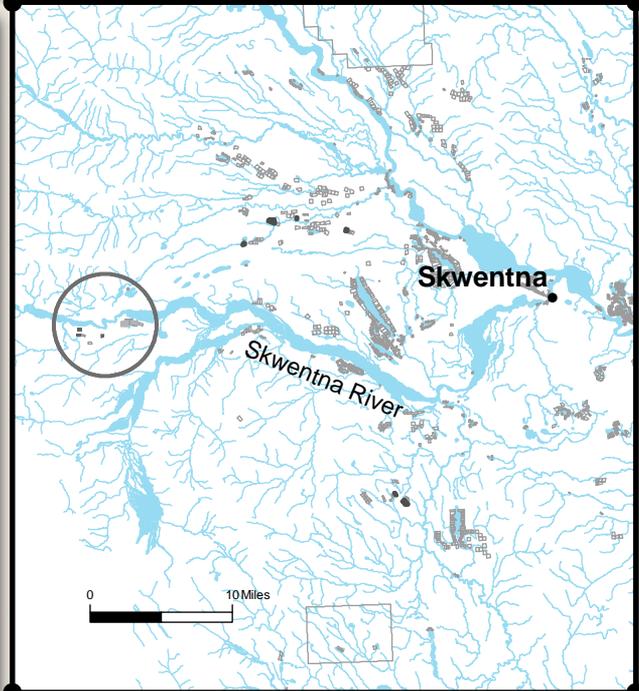
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails and a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.

MUNICIPAL AUTHORITY

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.

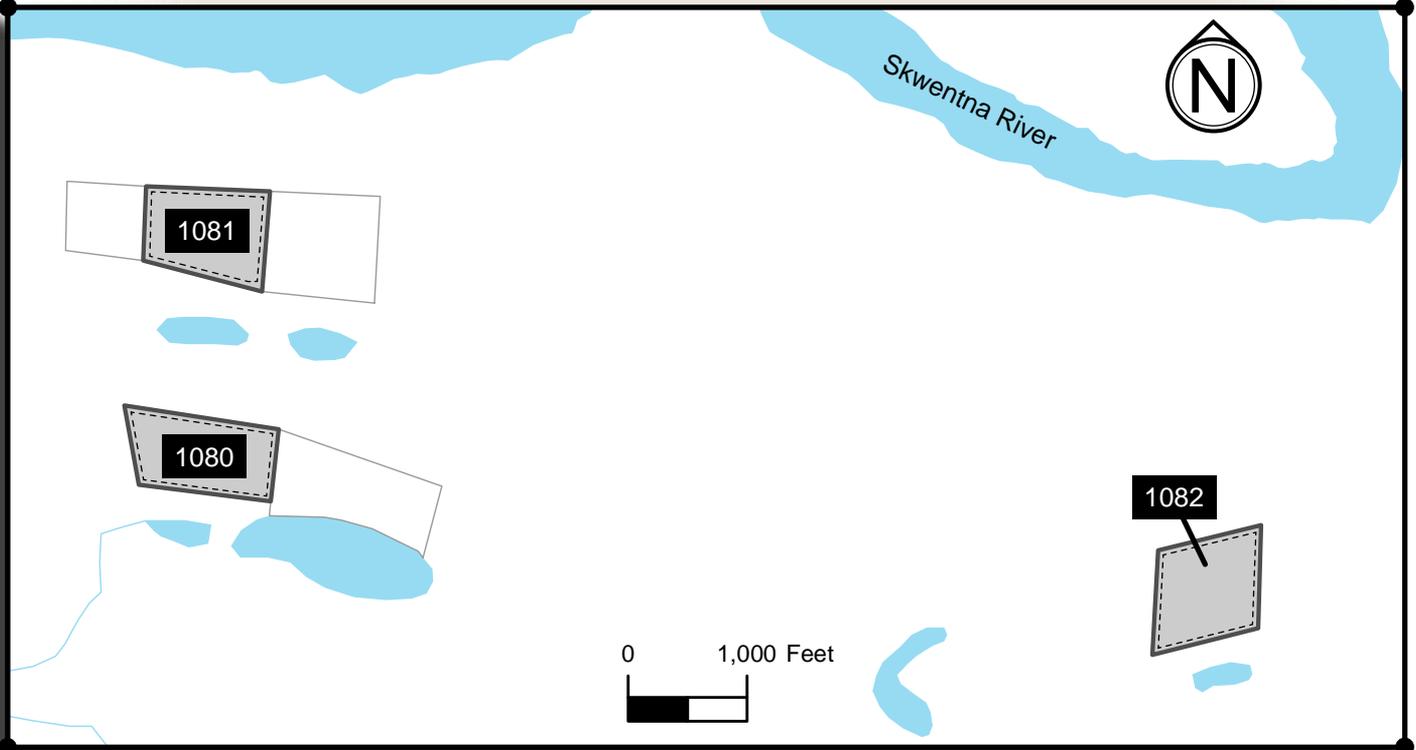
NOTES

The Iditarod National Historic Trail runs along the north side of the Skwentna River north of this area.



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://dnr.alaska.gov/Landrecords/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1080	229140	S021N016W03	ASLS 2005-27	17.59	D	\$21,400
1081	229160	S022N016W34	ASLS 2005-27	19.26	B	\$13,500
1082	229245	S021N016W01	ASLS 2005-27	17.54	G	\$13,400



Looking west towards Parcel 1082 on hill overlooking wetland