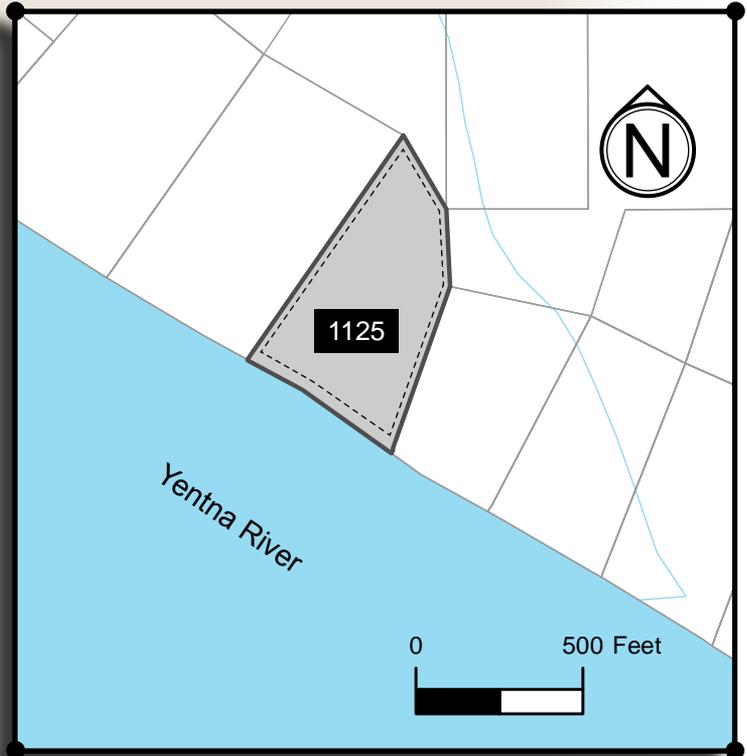


Yentna II - ASLS 94 - 28

PARCEL #	1125
AK DIVISION OF LANDS (ADL) #	217586
MERIDIAN TOWNSHIP RANGE SECTION	S018N007W20
SURVEY	ASLS 94-28
ACRES	6.81
MINIMUM BID	\$28,500



LOCATION

The parcel is located approximately 37 air miles northwest of Anchorage and approximately 19 miles southwest of Willow. It is located on the shore of the Yentna River, between Kroto Slough and the Yentna River, northwest of the Yentna confluence with the Susitna River.

ACCESS

Access to the parcel is by float or ski plane, snowmachine, or riverboat via the Yentna River. Primary access to the area is by boat or snowmachine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snowmachine from the Point Mackenzie/Burma Road area via Flat Horn lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.

UTILITIES

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). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

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

RESTRICTIONS

The parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 50-foot public access easement along the ordinary high water line of all water bodies. Landowners may not obstruct or block access within these easements.

The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Subject to all platted easements and reservations of record, see ASLS 94-28.

MUNICIPAL AUTHORITY

This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES

Fire Management Option - Unplanned Protection - see page 11 for more information.

The parcel has water frontage on the Yentna 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: <http://dnr.alaska.gov/Landrecords/>