

Anderson - ASLS 79 - 24, 25, 28 & 30



Looking to the southeast over the southern end of Anderson Subdivision

LOCATION

The Anderson Subdivision lie west of the Nenana River, approximately five miles southwest of Anderson.

ACCESS

Access overland is gained by crossing the Rex bridge at Parks Highway mile 275.8 and traveling west on an existing road for approximately .25 miles, then turning north and following the road to the disposal boundary. Right-of-ways within the subdivision are in various stages of development.

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. Ground water depth varies between 100 to 250 feet from surface.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS associated with lot..

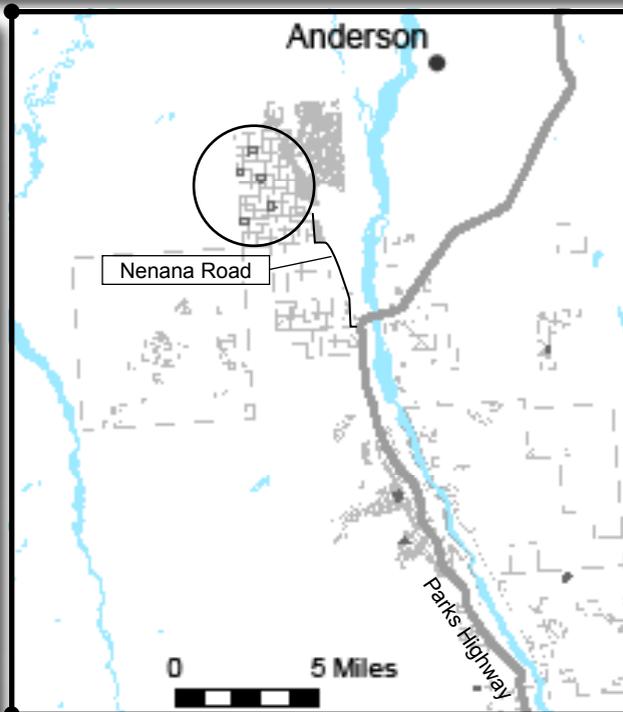
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

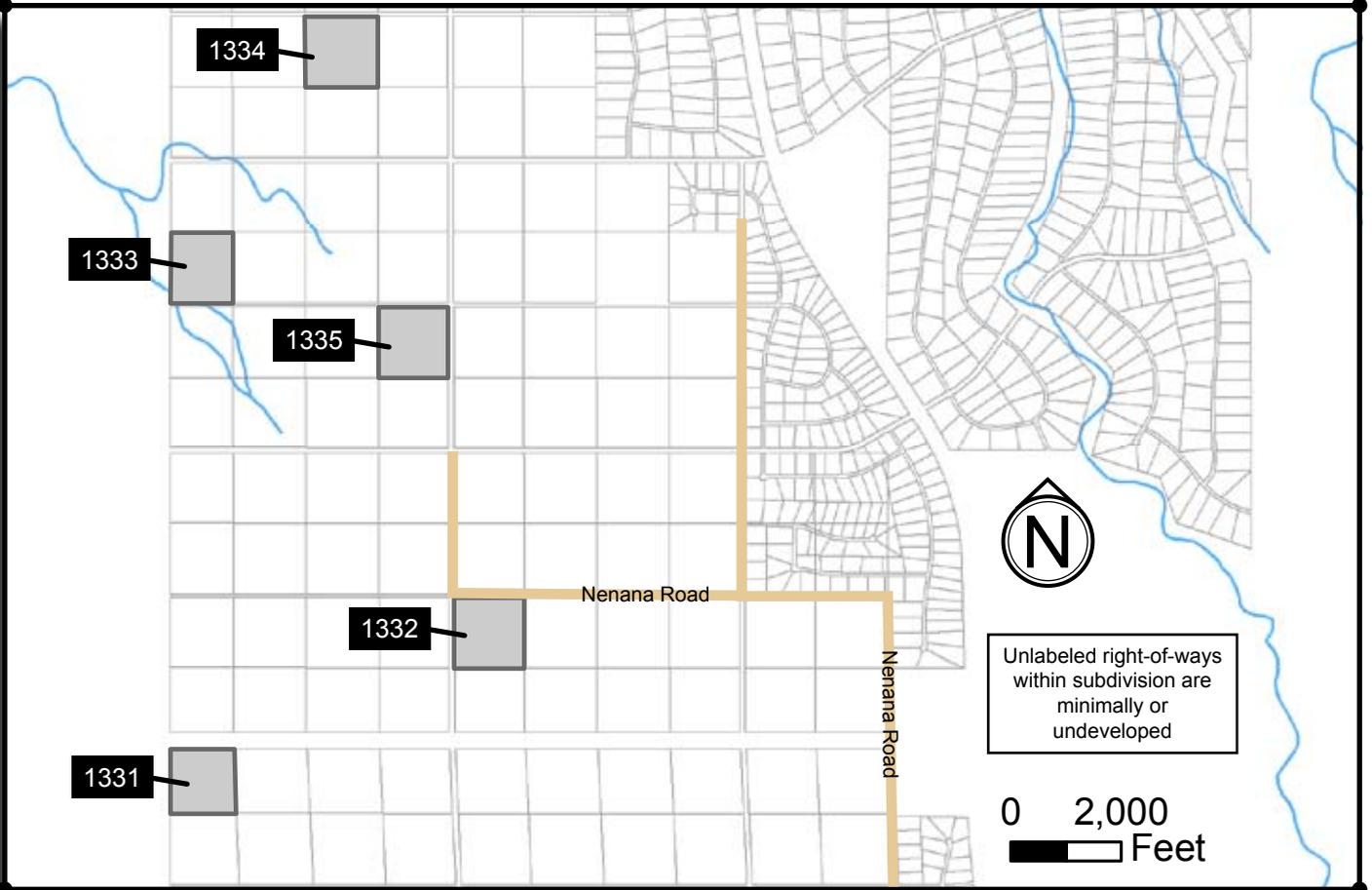
NOTES

Alaska Department of Fish & Game has warned of possible man-black bear conflicts in this area. Section 18 is within the area burned during the fire of 2000. Currently, the subdivision is covered by full fire protection. This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas. Parcels are within a full/ critical fire protection 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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Anderson - ASLS 79 - 24, 25, 28 & 30



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1331	404979	F007S009W31	ASLS 79-30	33.03	4	\$20,200
1332	404966	F007S009W29	ASLS 79-28	37.61	12	\$24,700
1333	401967	F007S009W19	ASLS 79-25	35.5	5	\$19,100
1334	404952	F007S009W18	ASLS 79-24	39.09	10	\$22,600
1335	417053	F007S009W19	ASLS 79-25	37.61	9	\$18,900



Aerial view of Anderson Subdivision