

Bearpaw - ASLS 2007 - 21



View across the Kantishna River near parcel 1340

LOCATION

Located approximately 50 miles southwest of Anderson and 50 miles northeast of Lake Minchumina, north of the Denali National Park and Preserve boundary.

ACCESS

Primary access to the area is via boat on the Kantishna River, approximately 100 river miles south of the confluence of the Kantishna and Tanana Rivers. Overland access in winter is possible on the RS 2477 route Rex – Roosevelt Trail (RST 491) from the Anderson – Clear area. However, the trail crosses the Teklanika River, the Toklat River, and federal land in F010S015W. Use extreme caution when traveling on the Bearpaw and Kantishna Rivers during the winter. The rivers are subject to overflow.

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 State of Alaska, Department of Environmental Conservation (DEC).

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 2007-21.

Parcels 1337, 1338 and 1339 are subject to a 50' wide section line easement. All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements. Parcels are also subject to a 100-foot building setback from all streams and all other water bodies determined to be public or navigable.

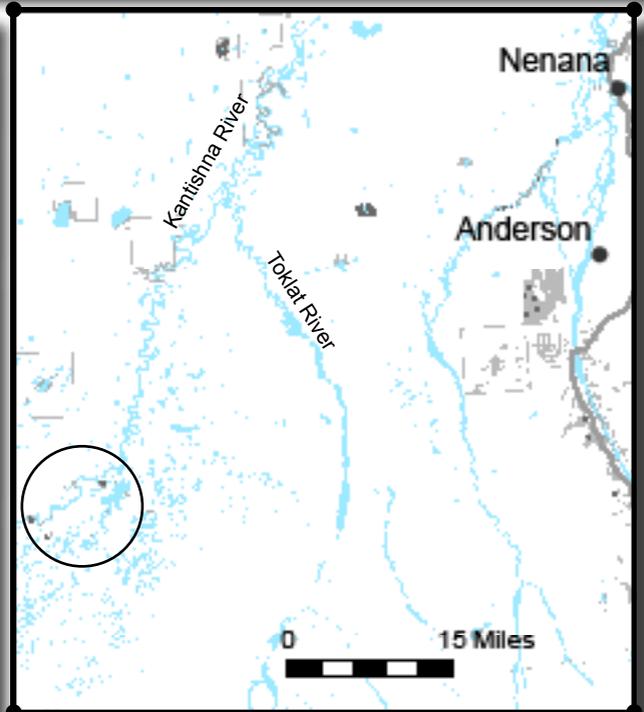
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

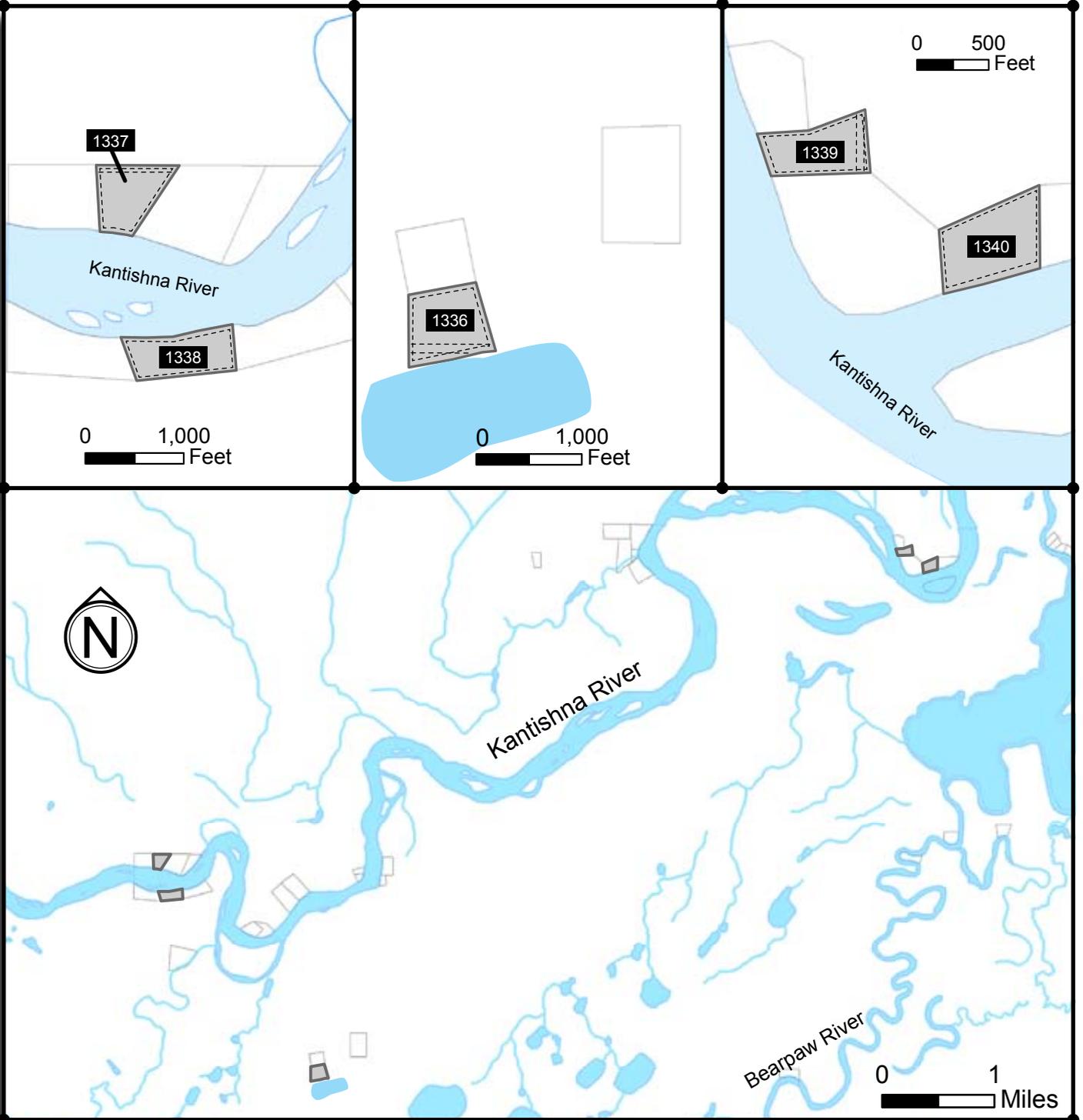
NOTES

Subsistence fishing, trapping, hunting, transportation, and settlement are some of the principle uses of state land within the 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/>.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1336	418254	F010S017W29, 32	ASLS 2007-21	13.92	D	\$22,300
1337	418259	F010S017W19	ASLS 2007-21	9.72	B	\$17,500
1338	418260	F010S017W19	ASLS 2007-21	12.09	C	\$20,700
1339	418261	F010S016W5,6	ASLS 2007-21	5.89	N	\$13,500
1340	418262	F010S016W5	ASLS 2007-21	8.57	M	\$16,800