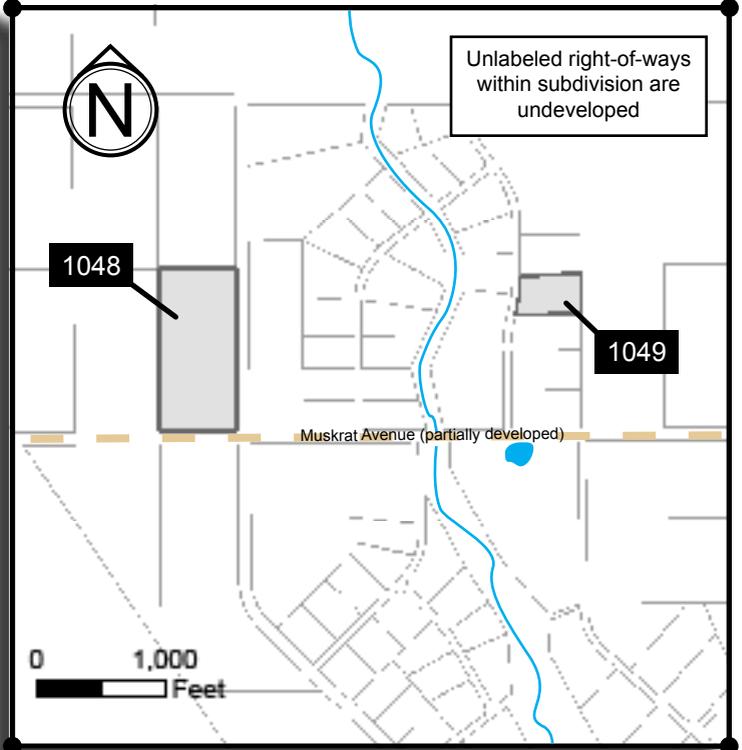
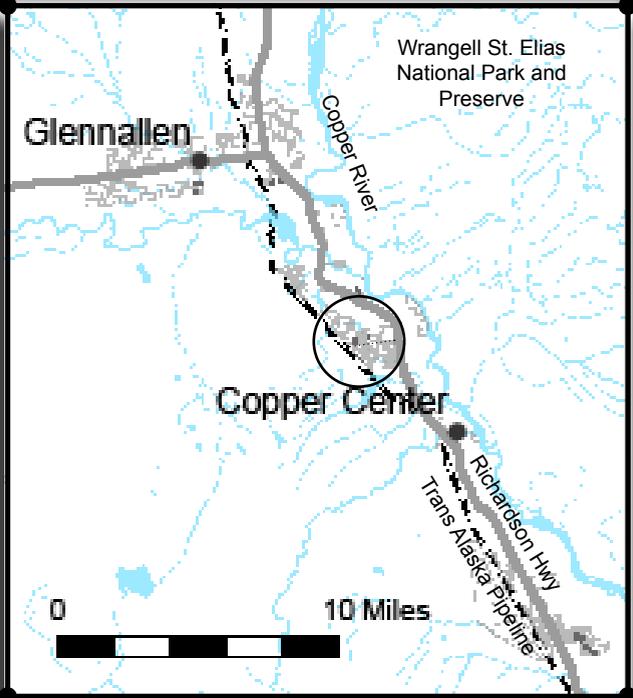


Copper Center OTE - ASLS 79 - 42

PARCEL #	1048	1049
AK DIVISION OF LANDS (ADL) #	202173	204625
MERIDIAN TOWNSHIP RANGE SECTION	C003N001W28	C003N001W27
SURVEY	ASLS 79 - 42	ASLS 79 - 42
ACRES	17.85	3.39
LOT	6	3
BLOCK	6	12
MINIMUM BID	\$15,500	\$5,100



View along Muskrat Avenue



LOCATION

Located in the Copper River Valley approximately 2.5 miles northwest of Copper Center and approximately 7 miles south of the intersection of the Glenn and Richardson Highways. The subdivision is bound on the west by the Alyeska pipeline and on the east by the Richardson Highway.

ACCESS

Access is along platted easements or rights-of-way from the Richardson Highway, some of which may not be developed.

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 79 - 42.

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

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

NOTES

Topography consists of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations.

Soils are alluvial in nature, sandy or gravelly silt material, and include extensive formations of permafrost.

Temperatures in the area average 42 to 68 degrees F in summer and -16 to 35 degrees F in winter, with extremes between -64 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.

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/>.