

Shell Lake North - ASLS 80 - 174



View of the north end of Shell Lake and the Shell Lake North subdivision from the south

LOCATION

Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

ACCESS

Primary access is by floatplane to Shell Lake, however snowmachine and ATV access may be possible.

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

Parcel 1299 is subject to a 20' pedestrian easement.

Subject to all platted easements and reservations of record, see ASLS 80-174.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

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

NOTES

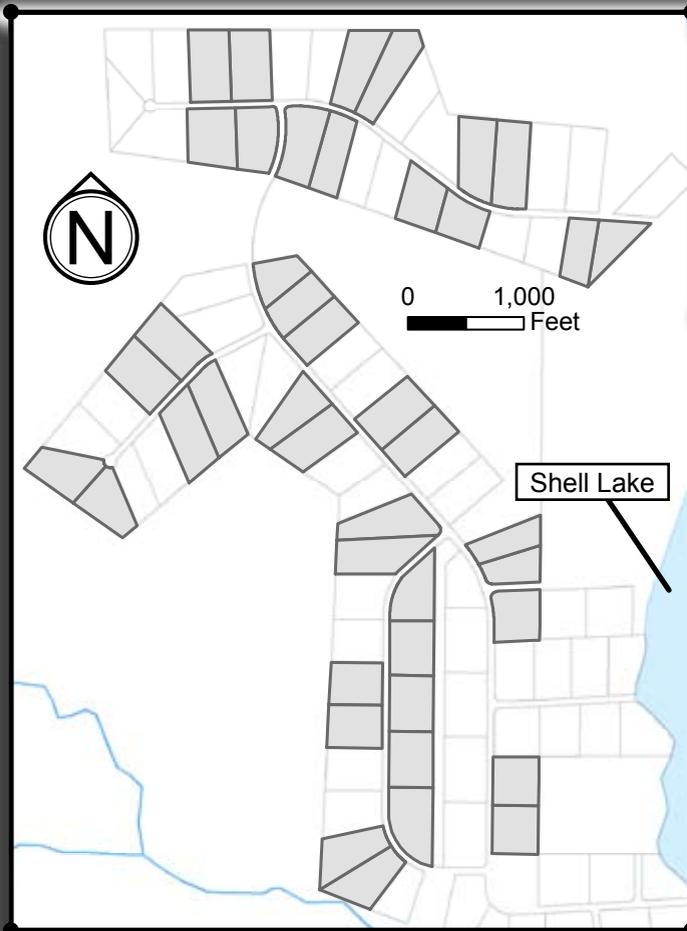
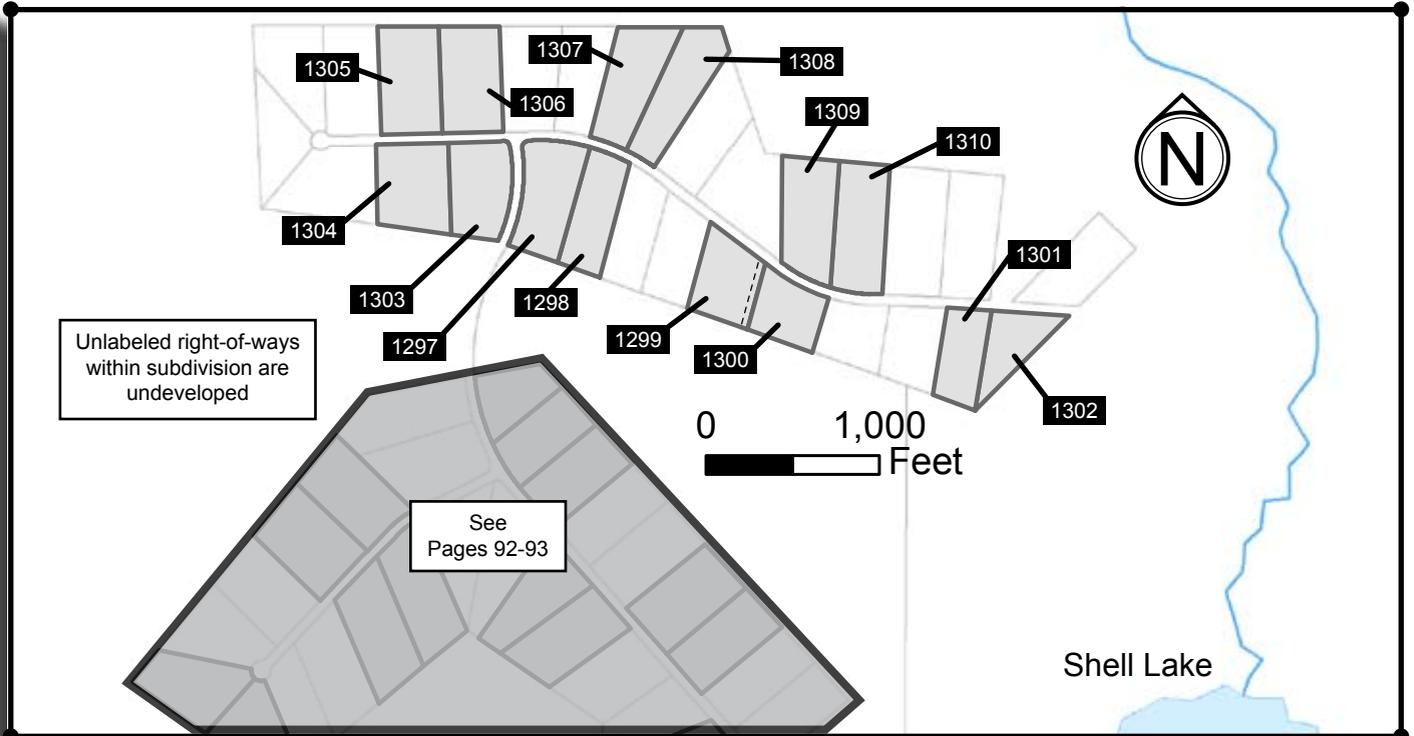
The landscape consists of numerous ridges and hills intermixed with low-lying water filled basins. Elevations range between 400 and 750 feet above sea level.

Vegetation consists of marsh grasses in the lower elevations, spruce and birch in the higher elevations, with willow and alder in between.



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	ACRES	LOT	BLOCK	MINIMUM BID
1297	213997	S022N013W14	4.77	1	11	\$4,200
1298	213998	S022N013W14	3.9	2	11	\$3,400
1299	214001	S022N013W14	4.04	5	11	\$3,500
1300	214002	S022N013W14	3.35	6	11	\$3,400
1301	214005	S022N013W13	3.27	9	11	\$3,400
1302	214006	S022N013W13	3.07	10	11	\$3,300
1303	214007	S022N013W14	4.36	1	12	\$3,800
1304	214008	S022N013W14	4.81	2	12	\$4,200
1305	214013	S022N013W14	4.99	7	12	\$4,400
1306	214014	S022N013W14	5	8	12	\$4,400
1307	214017	S022N013W14	4.82	11	12	\$4,200
1308	214018	S022N013W14	4.89	12	12	\$4,300
1309	214021	S022N013W14	4.99	15	12	\$4,400
1310	214022	S022N013W14	4.99	16	12	\$4,400

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View of the north end of Shell Lake and the Shell Lake North subdivision from the northeast

LOCATION

Shell Lake North subdivision is located on the northwest end of Shell Lake, approximately 14 miles west of Skwentna and approximately 80 miles northwest of Anchorage.

ACCESS

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UTILITIES

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

RESTRICTIONS

Parcels 1268, 1269, 1289, 1290 and 1291 are subject to a 50' section line easement.

Subject to all platted easements and reservations of record, see ASLS 80-174.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' Association, if active.

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MUNICIPAL AUTHORITY

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

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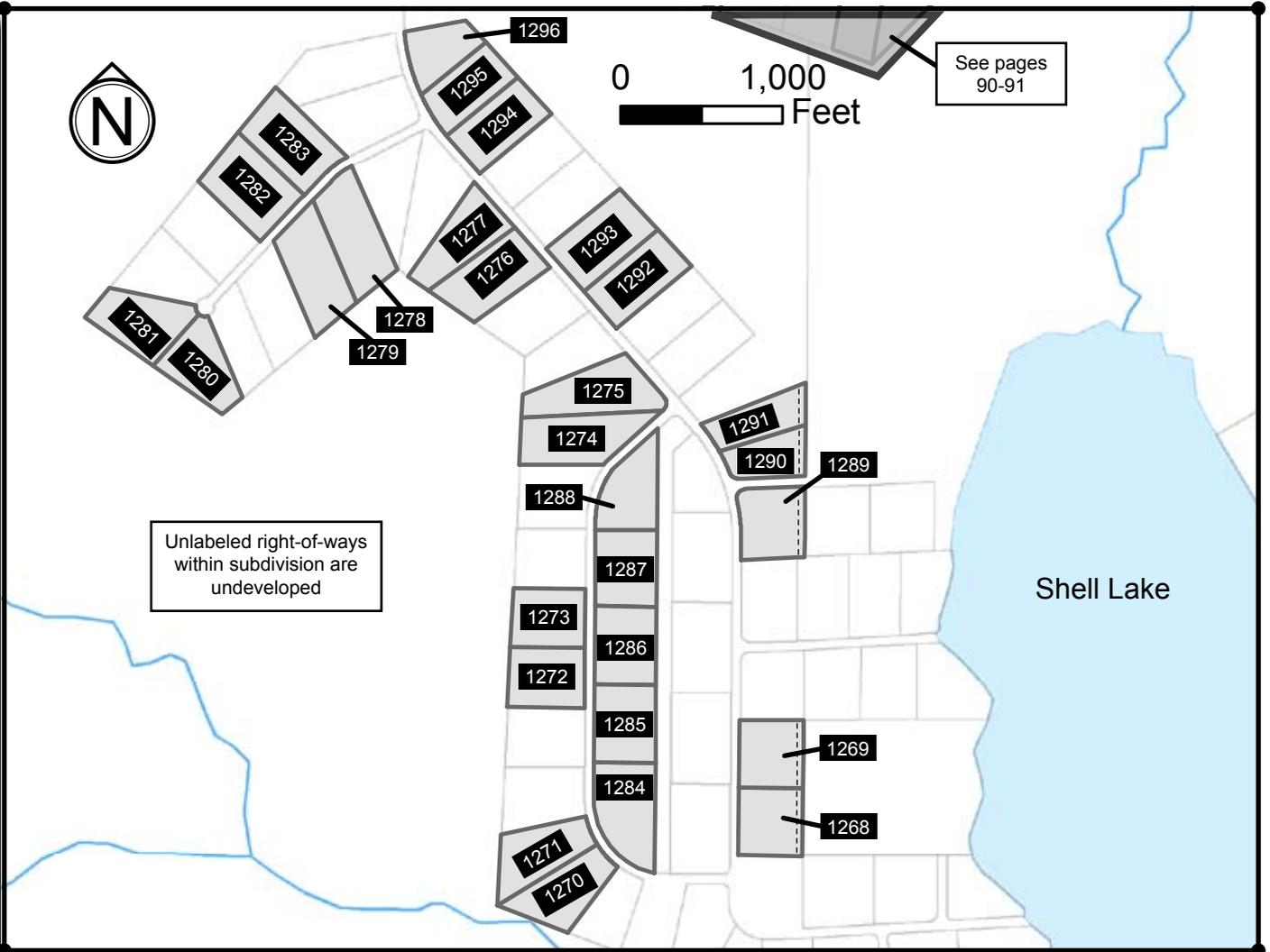
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Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is 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	ACRES	LOT	BLOCK	MINIMUM BID
1268	214027	S022N013W23	3.63	4	3	\$3,200
1269	214028	S022N013W23	3.63	5	3	\$3,200
1270	213955	S022N013W23	4.14	2	5	\$4,000
1271	213956	S022N013W23	4.18	3	5	\$4,000
1272	213959	S022N013W23	4.02	6	5	\$3,500
1273	213960	S022N013W23	3.9	7	5	\$3,400
1274	213963	S022N013W14	4.99	10	5	\$4,400
1275	213964	S022N013W14	4.9	11	5	\$4,300
1276	213967	S022N013W14	4.73	14	5	\$4,100
1277	213968	S022N013W14	4.15	15	5	\$3,600
1278	213971	S022N013W14	4.99	18	5	\$4,400
1279	213972	S022N013W14	4.99	19	5	\$4,400
1280	213975	S022N013W14	4.03	22	5	\$3,500
1281	213976	S022N013W14	4.41	23	5	\$3,900
1282	213979	S022N013W14	5	26	5	\$4,400

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1283	213980	S022N013W14	4.82	27	5	\$4,200
1284	213983	S022N013W23	4.81	1	6	\$4,200
1285	213984	S022N013W23	4.13	2	6	\$3,600
1286	213985	S022N013W23	4.13	3	6	\$3,600
1287	213986	S022N013W14,23	4.13	4	6	\$3,600
1288	213987	S022N013W14	3.81	5	6	\$3,300
1289	214042	S022N013W14,23	3.97	5	8	\$3,500
1290	214045	S022N013W14	2.638	1	9	\$3,000
1291	214046	S022N013W14	3.07	2	9	\$3,300
1292	213990	S022N013W14	4.31	3	10	\$3,800
1293	213991	S022N013W14	4.8	4	10	\$4,200
1294	213994	S022N013W14	4.11	7	10	\$3,600
1295	213995	S022N013W14	3.79	8	10	\$3,300
1296	213996	S022N013W14	2.95	9	10	\$3,100

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