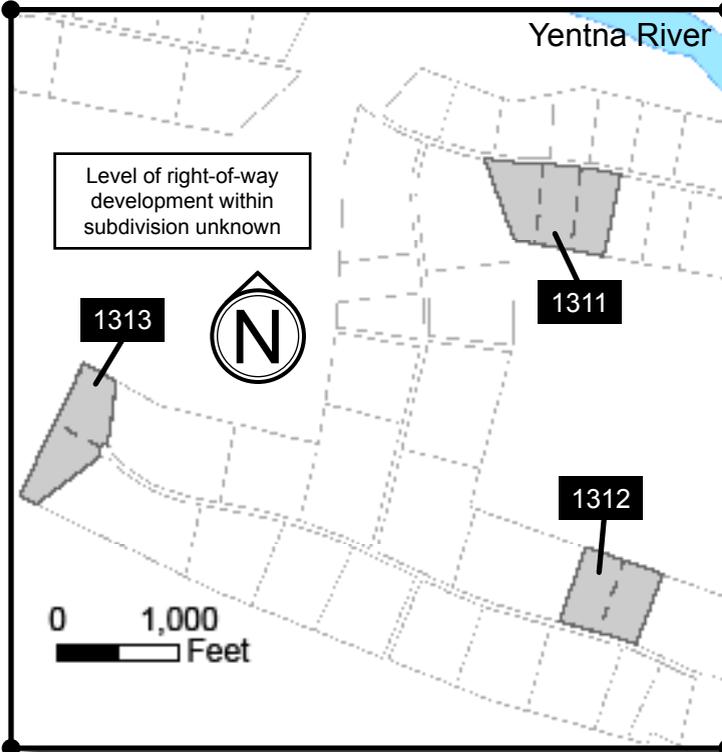


Skwentna Station - ASLS 79 - 205



PARCEL #	1311	1312	1313
AK DIVISION OF LANDS (ADL) #	205125	205987	206219
MERIDIAN TOWNSHIP RANGE SECTION	S22N11W24	S22N11W24.25	S22N11W23,24
SURVEY	ASLS 79-205	ASLS 79-205	ASLS 79-205
ACRES	14.634	9.776	9.711
LOT	4,5,6	21,22	16,17
BLOCK	4	4	3
MINIMUM BID	\$11,100	\$8,600	\$8,100



View of the Skwentna Station SD from over the Yentna River

**LOCATION**  
 The Skwentna Station Subdivision is approximately 75 miles northwest of Anchorage, near the confluence of the Yentna and Skwentna Rivers.

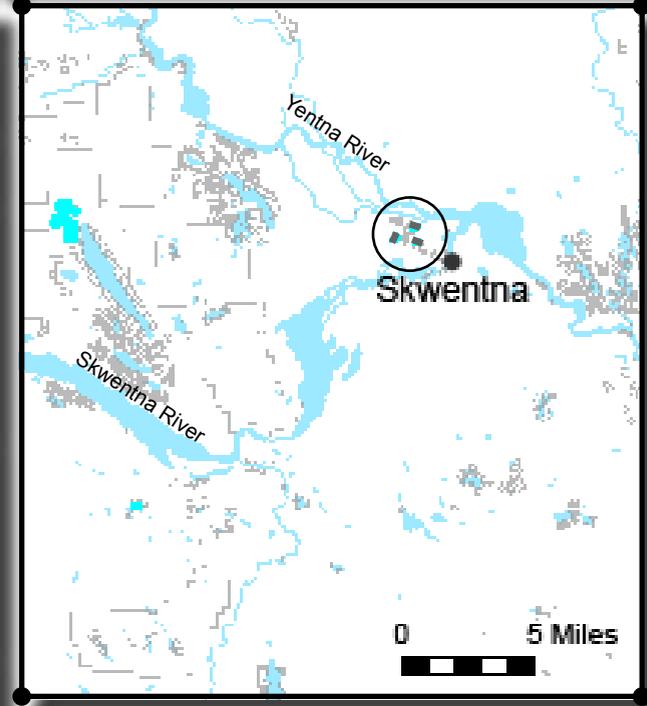
**ACCESS**  
 Skwentna Station is located on the south shore of the Yentna River directly north of the Skwentna Airport. Access is provided primarily by the airport facilities but may also be gained via the Yentna River or snowmachine along section line rights-of-way or other public lands.

**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 - 205.  
 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.  
 Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

**MUNICIPAL AUTHORITY**  
 These parcels are located within the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

**NOTES**  
 Skwentna is a small remote community with a population of just over 100 people. This area is located along popular long distance snowmachine routes.



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/>.