

Small Lakes - ASCS CRM. 4N7W Sections 11, 12, 13 and 14



Aerial view of Small Lakes parcels 1314 - 1317 from the northeast

LOCATION

Located approximately 30 miles west of Glennallen, 5 miles north of the Glenn Highway on Lake Louise Road.

ACCESS

Access to the parcels is by snowmachine and ATV trails from Lake Louise Road (milepost 154.8 from Anchorage on the Glenn Highway), and along platted easements and lot lines. A loop of the Old Lake Louise Road passes through the SW corner of the subdivision ("Old Road Lake and Round Lake").

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). DEC has approved this subdivision for non-water carried sewage disposal systems (e.g. chemical, humus, incendiary, etc.). Individual lots may be suitable for water-carried sewage disposal.

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.

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.

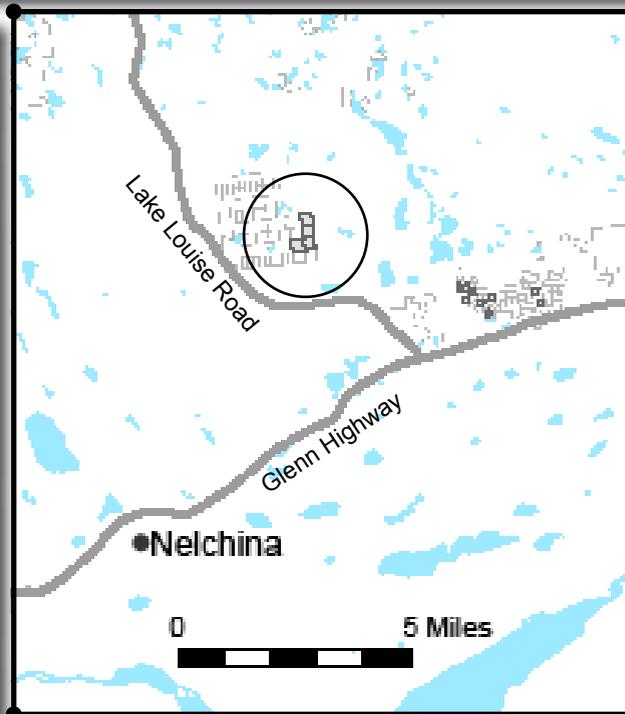
MUNICIPAL AUTHORITY

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

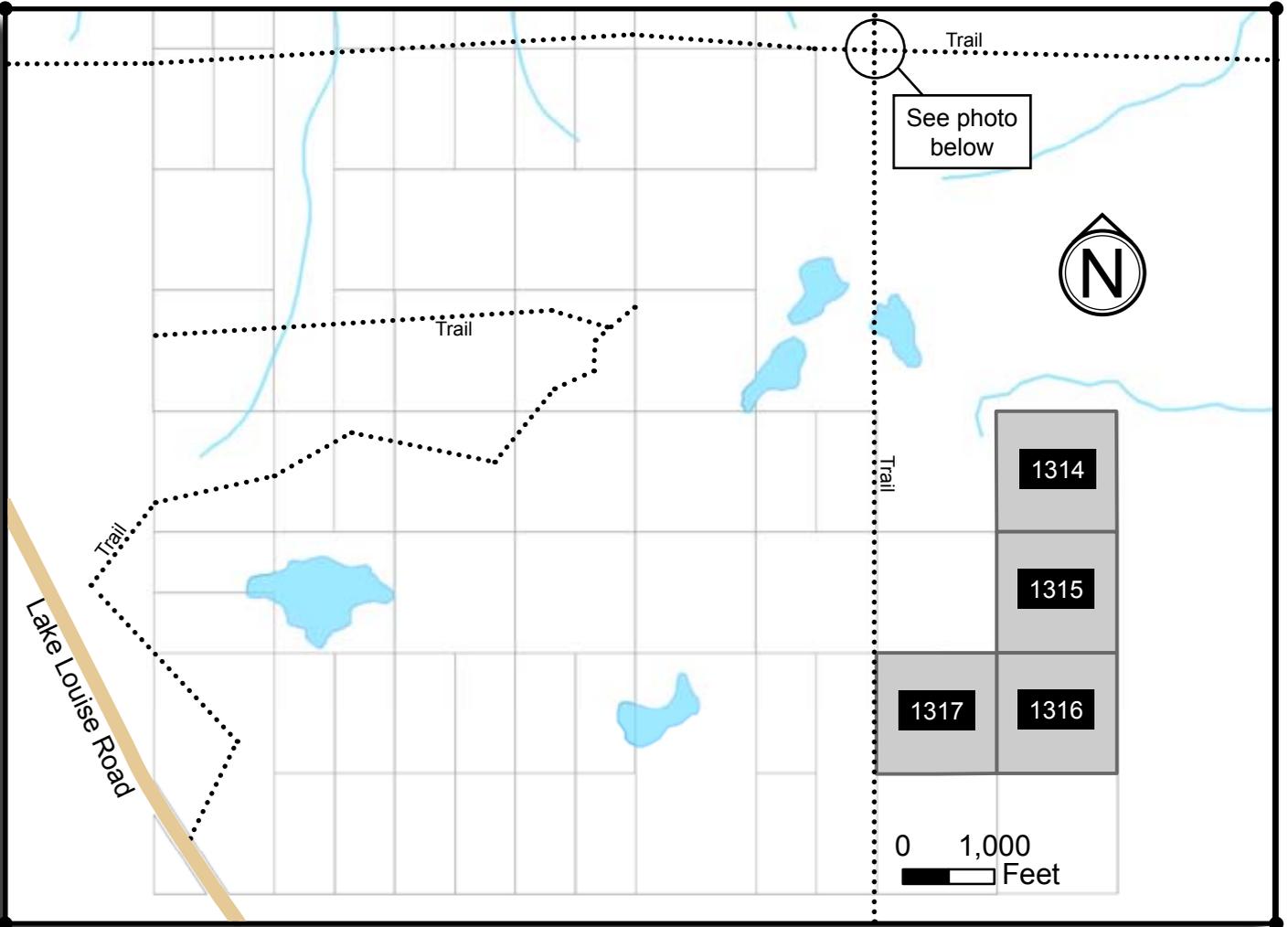
Sparsely covered with black spruce, clumps of white spruce with areas of dense alder and willow brush. Firewood and house logs are scarce.

Small ponds and swampy areas are scattered throughout.

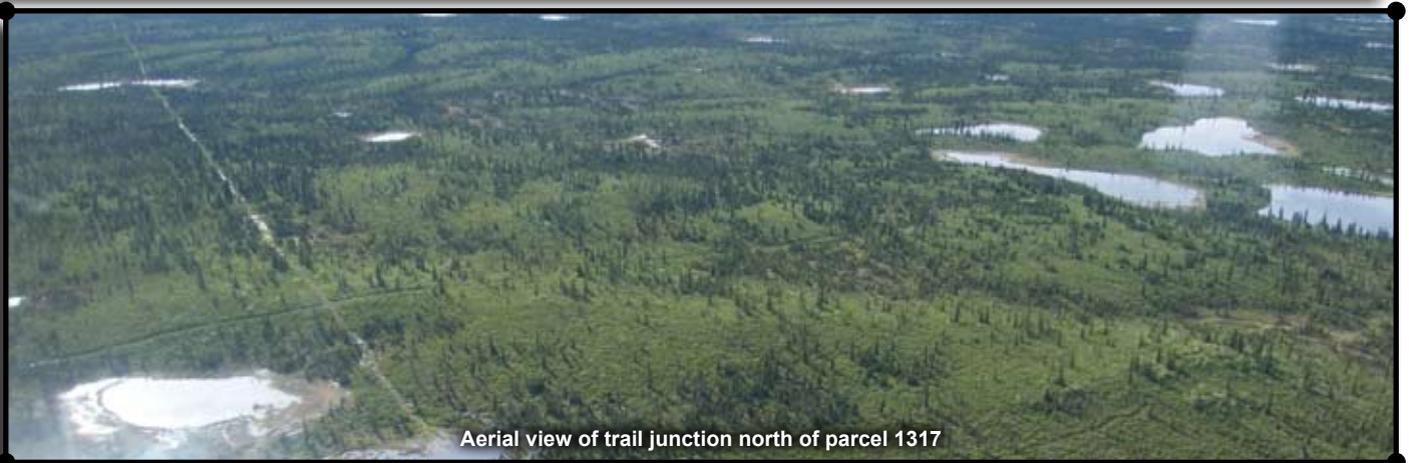


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel. Information is made available at the Department of Natural Resources 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	LOT	MINIMUM BID
1314	219216	C004N007W13	ASCS C4N7W11,12,13,14	39.99	A	\$26,900
1315	219221	C004N007W13	ASCS C4N7W11,12,13,14	39.99	J	\$25,500
1316	219222	C004N007W13	ASCS C4N7W11,12,13,14	39.99	K	\$26,900
1317	219223	C004N007W13	ASCS C4N7W11,12,13,14	39.99	L	\$25,500



Aerial view of trail junction north of parcel 1317