

Willowcreek - ASLS 79 - 122



Looking south from the juncture of Willow Loop Road and Cottonwood Avenue towards 1326

LOCATION

This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.

ACCESS

Access to the subdivision is provided from the Richardson Highway, which fronts the western side of the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a gravel road to approximately Lot 13 (not up for bid), where it becomes a dirt four-wheeler trail for a portion of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. The parcels are along platted road rights-of-way, which may not have been constructed.

UTILITIES

Electricity and telephone service extend along the beginning portion of Willow Loop Road from the Richardson Highway. Purchasers will be responsible for extending the existing power lines.

Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained 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 pages 10-11 "Sewer and Water" and "Water Rights and Usage" for more information

RESTRICTIONS

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

Subject to all platted easements and reservations of record, see ASLS 79-122.

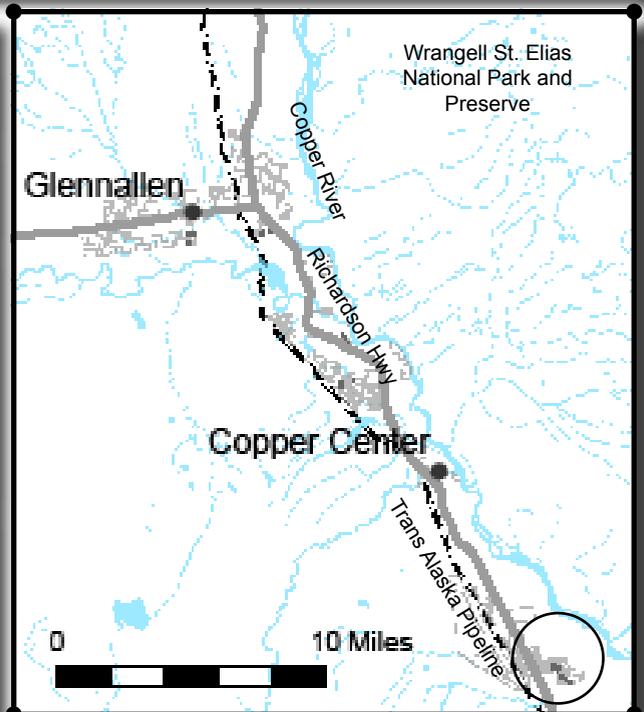
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

This 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.

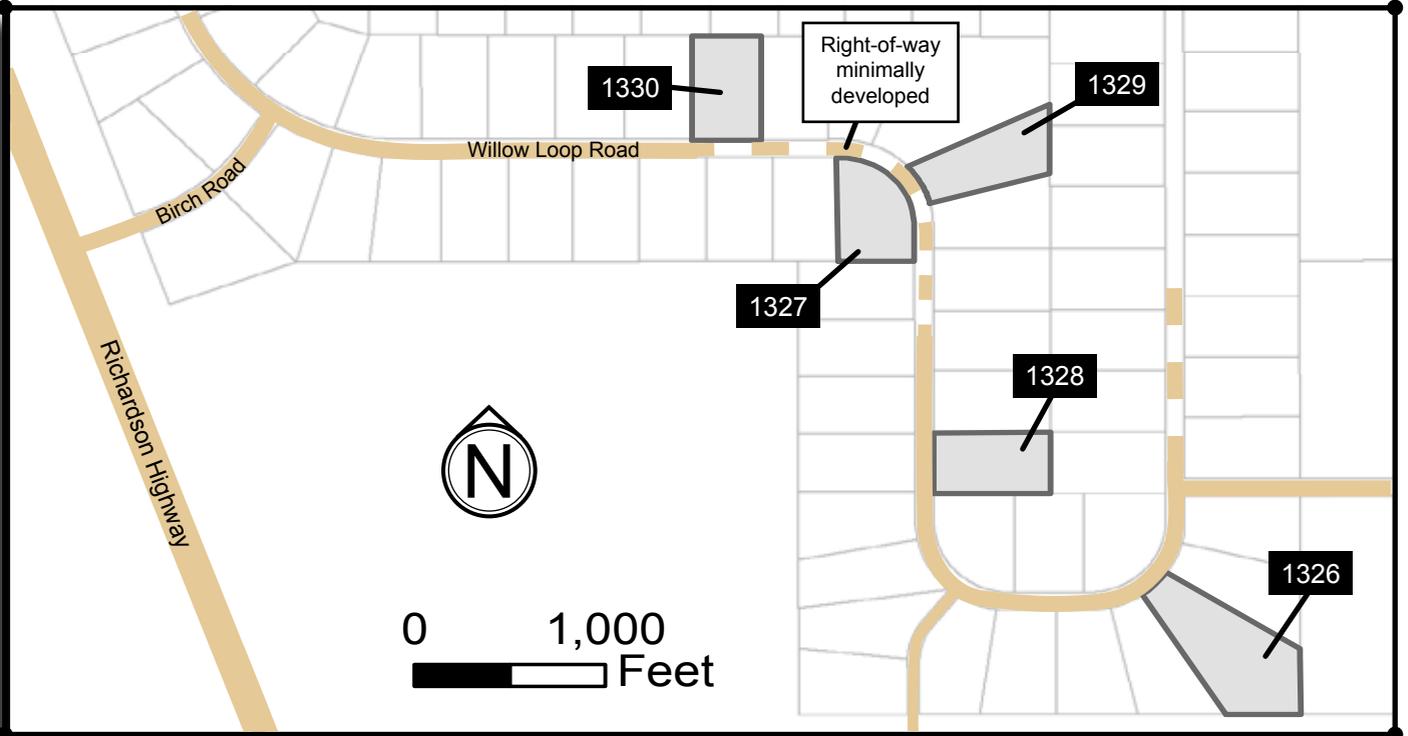
NOTES

Trails or roads going through private property within the subdivision are not to be used without the express permission of the current landowners.



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
1326	203371	C001N001E27	ASLS 79-122	8.62	50	\$14,100
1327	203084	C001N001E27	ASLS 79-122	4.82	63	\$9,600
1328	203117	C001N001E27	ASLS 79-122	5	112	\$10,000
1329	203122	C001N001E27	ASLS 79-122	5	117	\$10,000
1330	203126	C001N001E27	ASLS 79-122	5	121	\$10,000



Looking east on Willow Loop Road near parcel 1330