



**SC  
REGION**

# 2013 Alaska State Land Offering

## Kahiltna Flats ASLS 80-175



**Aerial view of  
Kahiltna Flats Subdivision**

### LOCATION

Kahiltna Flats Subdivision is approximately 50 miles northwest of Anchorage, 14 miles west of Willow, and just west of Kroto Creek (AKA Deshka River).

### ACCESS

Access is limited to small float planes, although there are only a few lakes in the area large enough to serve as float plane access. Potential access by riverboat up the Yentna and then hike or ATV into the subdivision. Oil Well Road may provide access to an area just north of the subdivision where access may be obtained via snowmachine or ATV.

### 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.

This subdivision has been approved by DEC for the installation of non-waste carried sewage disposal systems (i.e. privies) only. However, no individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of 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 80-175 and EV 2-183.

Any subsequent owner of any lot within the subdivision automatically becomes a member of the Kahiltna Flats 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

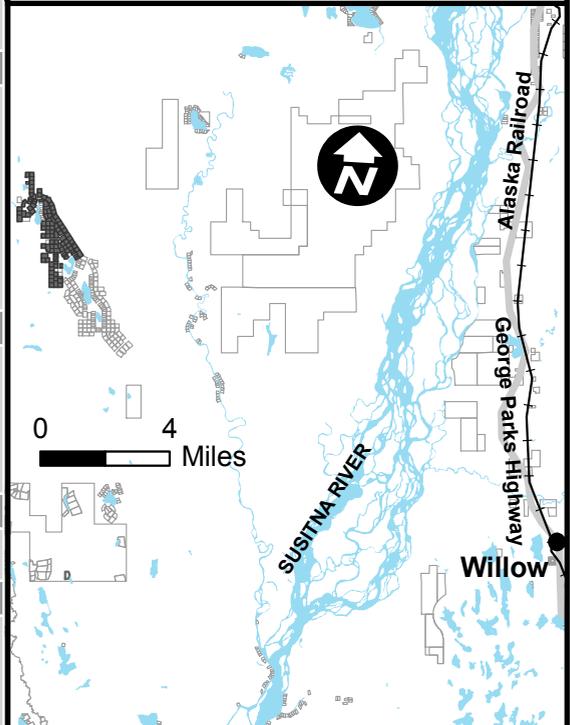
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

### NOTES

Area is nearly level, supporting large stands of timber. Several small lakes are found in the area along with some small patches of muskeg.

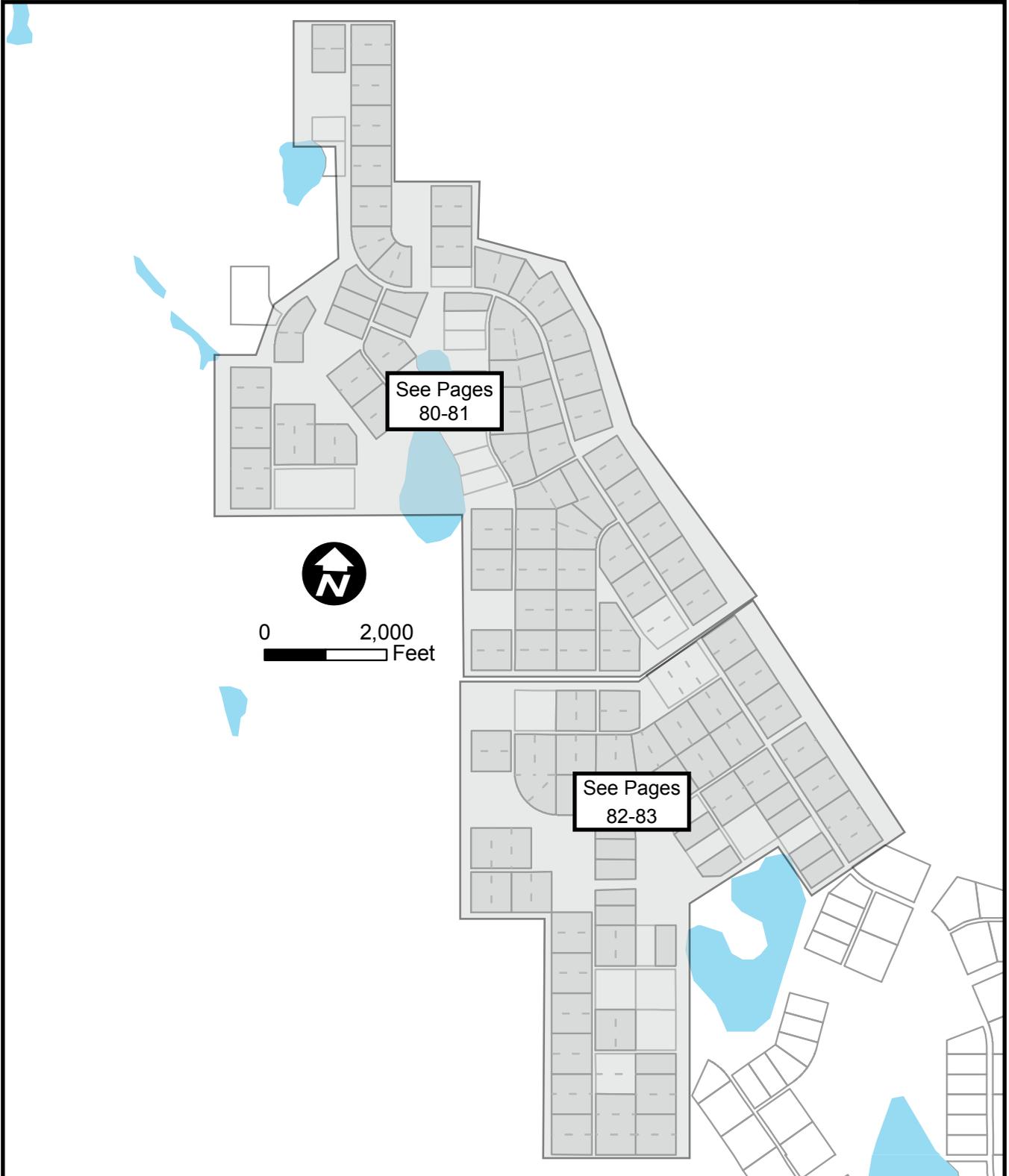
Major timber types include spruce and birch with an under story of brush. Growth of alder and elderberry is very thick in some places and may make foot travel difficult.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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://plats.landrecords.info/>





Kahiltna Flats ASLS 80-175



0 2,000 Feet





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Lake in northern portion of Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1106	213430	15	10	1,2	1	\$6,800
1107	213434	22	10	9,10	1	\$7,200
1108	213435	22	10	11,12	1	\$7,900
1109	213436	15	10	1,2	2	\$7,900
1110	213437	15	10	3,4	2	\$7,200
1111	213438	15	10	5,6	2	\$7,200
1112	213439	15	10	7,8	2	\$7,200
1113	213440	22	10	9,10	2	\$7,200
1114	213441	22	7.99	11,12	2	\$6,500
1115	213442	22	7.99	13,14	2	\$6,500
1116	213444	22	10	16,17	2	\$6,800
1117	213445	22	10	18,19	2	\$6,800
1118	213446	22	10	10,11	3	\$7,200
1119	213447	22	4.82	12	3	\$4,800
1120	213448	22	5	13	3	\$4,800
1121	213449	22	5	14	3	\$4,800
1122	213450	22	5	23	3	\$4,800
1123	213451	22	5	24	3	\$4,800
1124	213452	22	4.99	25	3	\$4,800
1125	213459	27	10	42,43	3	\$6,800
1128	213462	26	10	6,7	5	\$7,200
1129	213463	26	10	8,9	5	\$7,200
1131	213466	26, 27	10	14,15	5	\$7,200
1132	213467	26, 27	10	16,17	5	\$7,200
1133	213468	26	9.96	1,2	6	\$7,200
1134	213469	26	10	3,4	6	\$7,200
1136	213473	26	14.17	12,13,14	6	\$9,100
1148	213485	22	9.98	1,2	8	\$7,200
1149	213486	22, 23	13.5	3,4,5	8	\$8,900

**Kahiltna Flats**  
 Alaska State Land Survey 80-175  
 Parcels are located in  
 Seward Meridian, Township 21 North, Range 7 West

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1150	213487	22, 23	9.98	6,7	8	\$7,200
1151	213488	23	10	8,9	8	\$7,200
1152	213489	23	10	10,11	8	\$7,200
1153	213490	23	9.84	12,13	8	\$7,100
1154	213491	23, 26	10	14,15	8	\$7,200
1155	213492	23, 26	10	16,17	8	\$7,200
1156	213493	26	10	18,19	8	\$7,200
1157	213494	26	10	20,21	8	\$7,200
1192	213652	22	15	13, 14,15	1	\$9,400
1193	213654	22	10	5,6	3	\$7,200
1194	213655	22	15	7,8,9	3	\$9,400
1195	213656	22	9.96	15,16	3	\$7,200
1196	213657	22	10	17,18	3	\$15,000
1197	213659	22	9.66	21,22	3	\$14,500
1198	213665	27	10	36,37	3	\$15,000
1199	213666	27	10	38,39	3	\$15,000
1200	213667	22	14.99	1,2,13	4	\$9,400
1201	213668	22	9.81	3,12	4	\$7,100
1202	213669	22, 23	9.54	4,5	4	\$6,900
1203	213670	22, 23	9.83	6,7	4	\$7,100
1204	213671	22	10	8,9	4	\$7,200
1205	213672	22	9.99	10,11	4	\$7,200
1206	213673	23, 26	9.79	1,24	5	\$7,200
1207	213674	23, 26	9.93	2,3	5	\$7,100
1208	213675	26	10	4,5	5	\$7,200
1209	213676	26, 27	10	18,19	5	\$7,200
1210	213677	26, 27	9.99	20,21	5	\$7,200
1211	213678	22, 23	10	22,23	5	\$7,200

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Mona Lake in  
Kahiltna Flats Subdivision

PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1126	213460	27	10	44,45	3	\$6,800
1127	213461	27, 34	15	46,47, 48	3	\$9,400
1130	213464	26	10	10,11	5	\$7,200
1135	213472	26	9.91	10,11	6	\$7,100
1137	213474	26, 27	17.44	1,2, 24,25	7	\$10,400
1138	213475	26	10	3,4	7	\$7,200
1139	213476	26	9.48	5,6	7	\$6,800
1140	213477	26	9	7,8	7	\$6,500
1141	213478	26	10	9,10	7	\$7,200
1142	213479	26	10	11,12	7	\$7,200
1143	213480	26	10	13,14	7	\$7,200
1144	213481	26	10	15,16	7	\$7,200
1145	213482	26	9.76	17,18	7	\$7,000
1146	213483	26	14.5	19,20, 21	7	\$9,300
1147	213484	26	10	22,23	7	\$7,200
1158	213495	26	10	22,23	8	\$7,200
1159	213496	26	10	24,25	8	\$7,200
1160	213497	26	10	26,27	8	\$7,200
1161	213498	26	10	28,29	8	\$7,200
1162	213499	26	10	30,31	8	\$7,200
1163	213500	25, 26, 35, 36	15	32,33, 34	8	\$9,400
1164	213504	26, 35	5	1	9	\$4,800
1165	213505	35	5	2	9	\$4,800
1166	213506	35	5	3	9	\$4,800

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PARCEL #	AK DIVISION OF LAND (ADL) NUMBER	SECTION (MTRS)	ACRES	LOT	BLOCK	MINIMUM BID
1167	213507	35	3.86	4	9	\$4,800
1168	213508	35	5	5	9	\$4,800
1169	213509	35	10	6,7	9	\$7,200
1170	213511	35	5	9	9	\$8,000
1171	213514	35	10	14,15	9	\$7,200
1172	213526	35	5	28	9	\$9,000
1173	213527	35	5	29	9	\$9,000
1174	213529	26, 35	5	31	9	\$4,800
1175	213530	26	5	32	9	\$4,800
1176	213531	26	10	33,34	9	\$7,200
1177	213532	26	10	35,36	9	\$7,200
1178	213534	35	4.56	39	9	\$8,000
1179	213536	26, 35	5	41	9	\$4,800
1180	213538	34	10	1,2	10	\$7,200
1181	213539	34	10	3,4	10	\$7,200
1182	213540	35	10	7,8	10	\$6,800
1183	213541	35	10	9,10	10	\$6,800
1184	213542	35	10	11,12	10	\$7,200
1185	213543	35	10	13,14	10	\$7,200
1186	213544	35	10	15,16	10	\$7,200
1187	213545	35	10	17,18	10	\$7,200
1188	213547	35	15	3,4, 5	11	\$9,400
1189	213548	35	10	6,7	11	\$7,200
1190	213549	35	10	8,9	11	\$7,200
1191	213550	35	5	10	11	\$4,800

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