

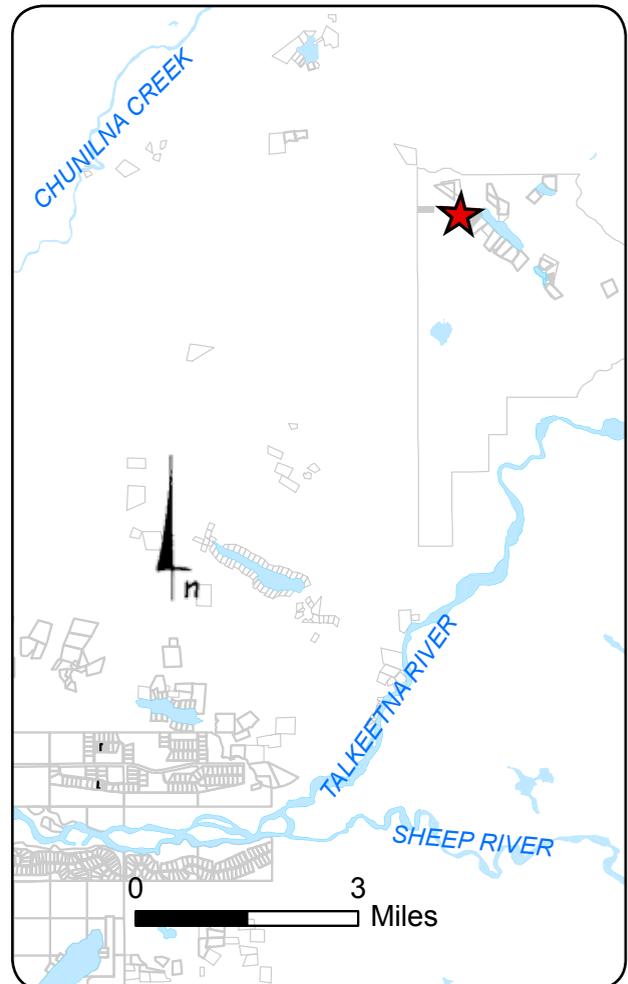


Disappointment Creek RRCS



Susitna
Valley Remote

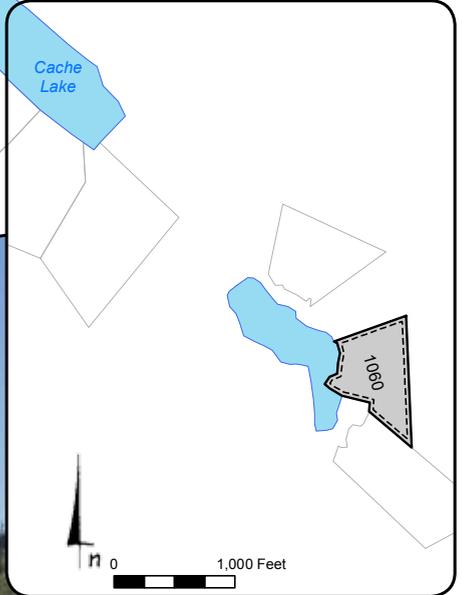
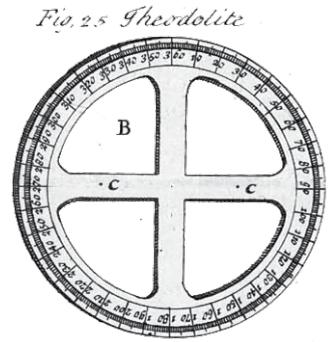
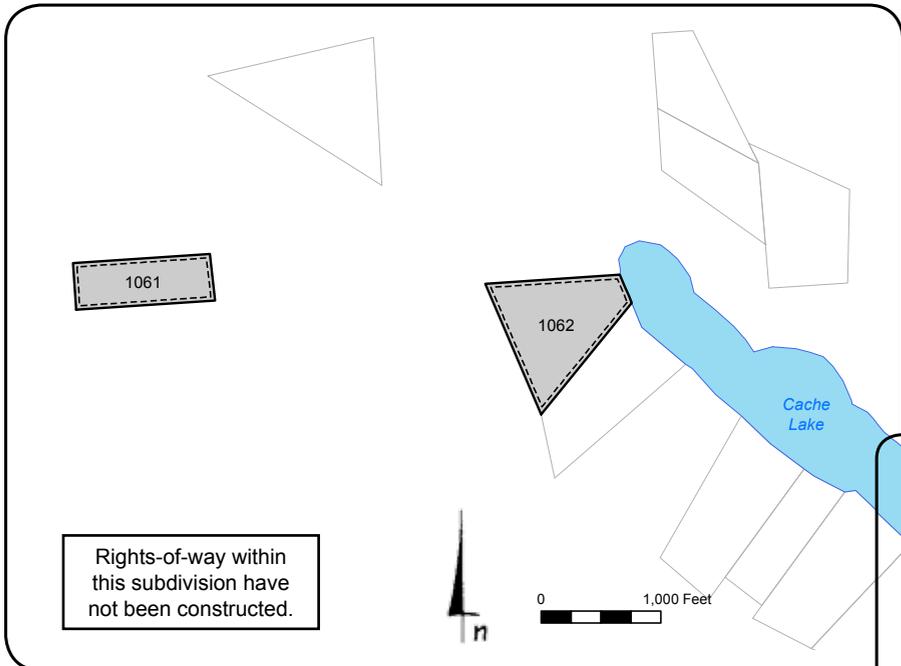
LOCATION
Disappointment Creek area is approximately 17 miles northeast of Talkeetna, 2 to 3 miles north of the Talkeetna River.
ACCESS
Access is by plane to Cache Lake. Parcel 1062 is on Cache Lake. Parcels 1060 and 1061 may be reached from Cache Lake via easements or across general state land. Overland access from the Talkeetna River across state land may be possible but has not been verified. See page 117 for details of access across state land.
SURVEY & MTRS
Disappointment Creek RRCS is survey ASLS 2009-4, located in S028N002W19, 29, 30. The survey has been filed as plat 2012-11 in the Talkeetna Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from all navigable water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.
There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1064. Refer to the Mineral Estate section of this brochure for details.



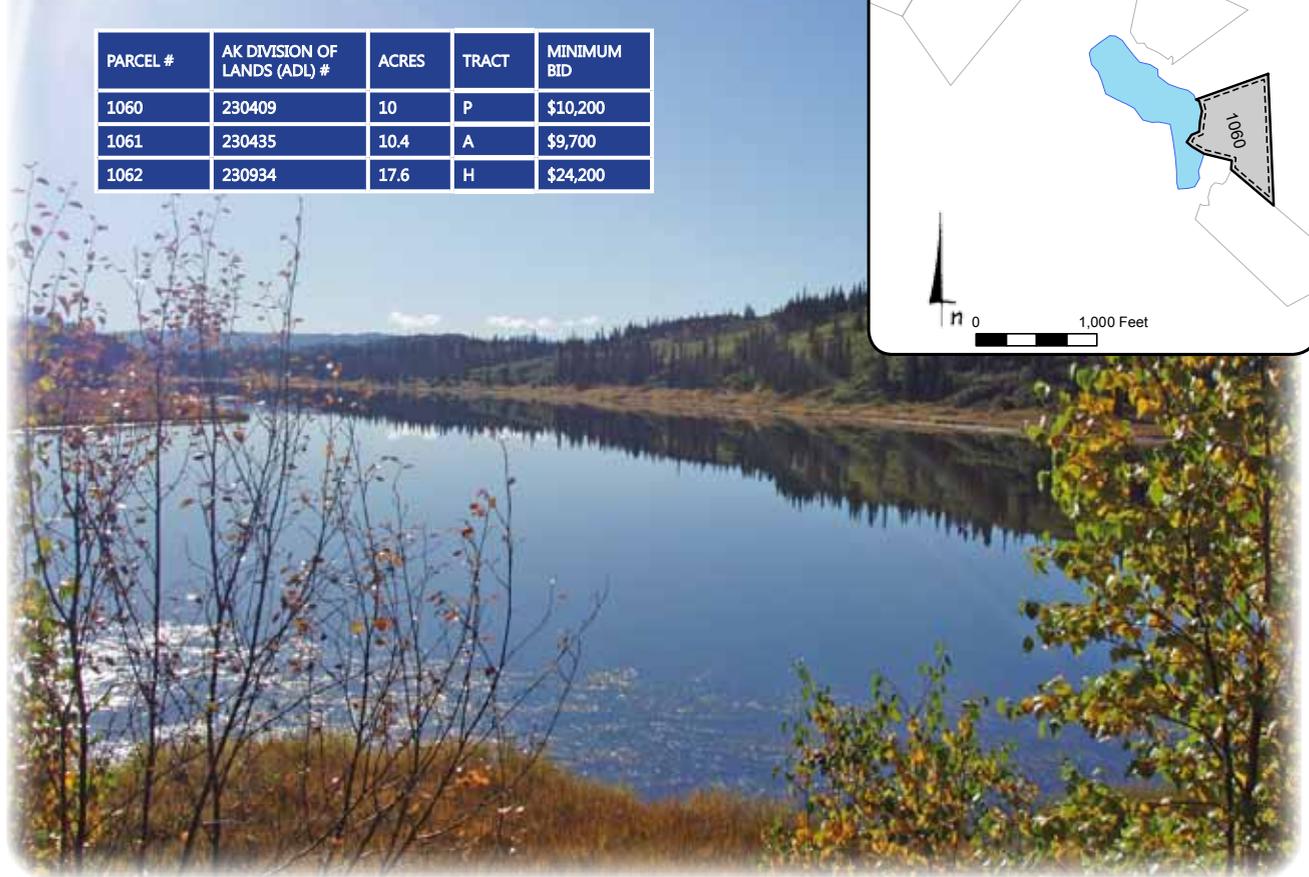
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Disappointment Creek RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1060	230409	10	P	\$10,200
1061	230435	10.4	A	\$9,700
1062	230934	17.6	H	\$24,200



- Southeast AK
- Mat-Su Road
- Kenai & Kodiak
- Copper River Basin
- Susitna Valley Remote**
- Southwest AK
- Fairbanks, Steese, Chena
- N. Parks Highway
- Elliott Highway
- Richardson, AK Highways
- Interior Remote
- General Information