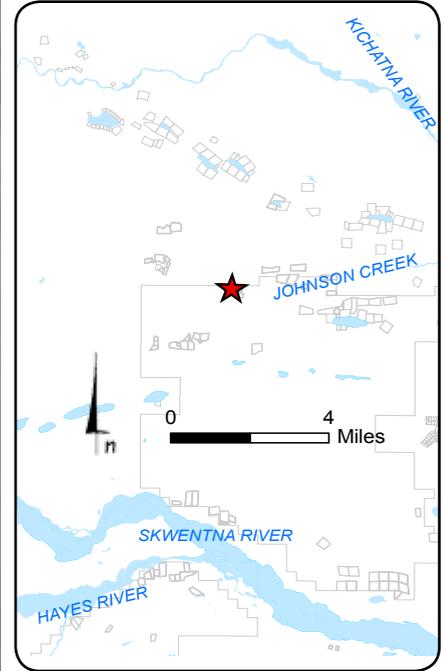




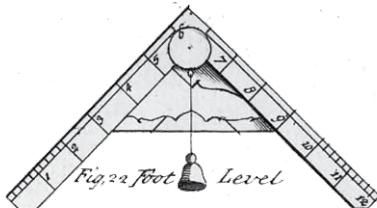
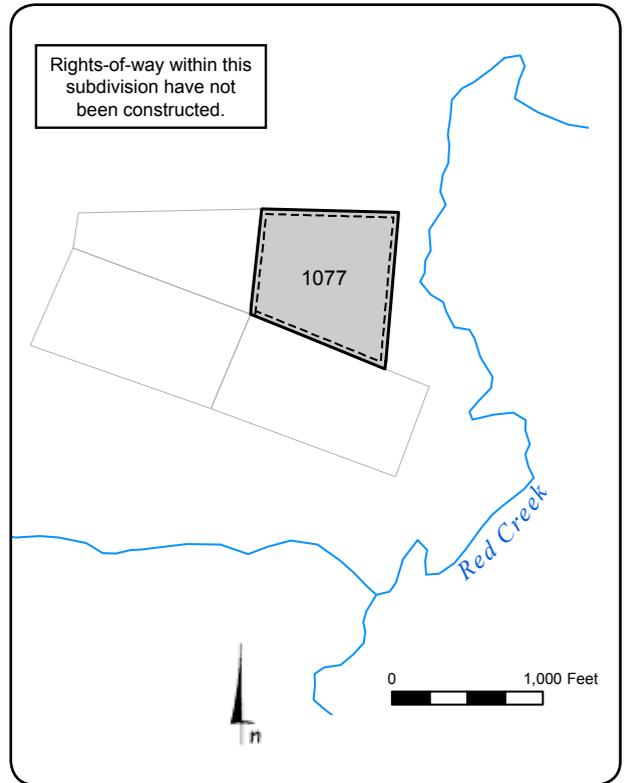
Johnson Creek RRCS



Susitna
Valley Remote

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1077	228391	18.3	E	\$12,000

LOCATION
Approximately 75 air miles northwest of Anchorage, between the Alaska Range and the Yentna River. It is 15 miles west of Skwentna and northwest of Shell Lake.
ACCESS
Primary access is by snowmachine in the winter via the Iditarod Trail or the Skwentna River. Wheeled aircraft may land on some of the gravel bars on the Skwentna River in summer and fall. Also, float plane access to a lake in T23NR13W called "673" or "Karen's Lake" is possible.
SURVEY & MTRS
Johnson Creek RRCS is survey ASLS 2003-10, located in S023N014W25. The survey has been filed as plat 2005-168 in the Anchorage Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. 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 Closing Order (MCO) 156. 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/>.