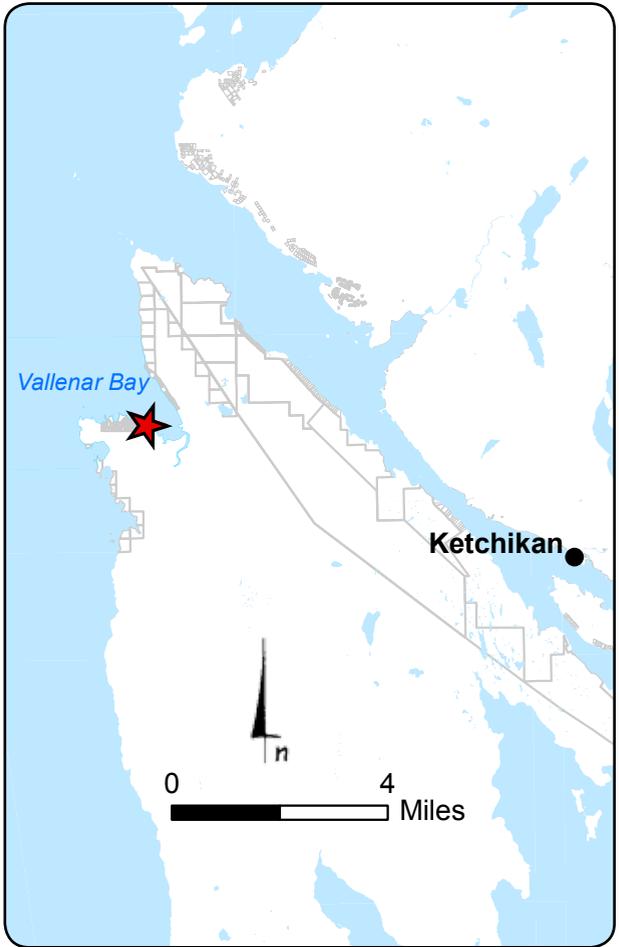


Vallenar Bay

ELIGIBLE FOR VETERAN'S PREFERENCE AUCTION

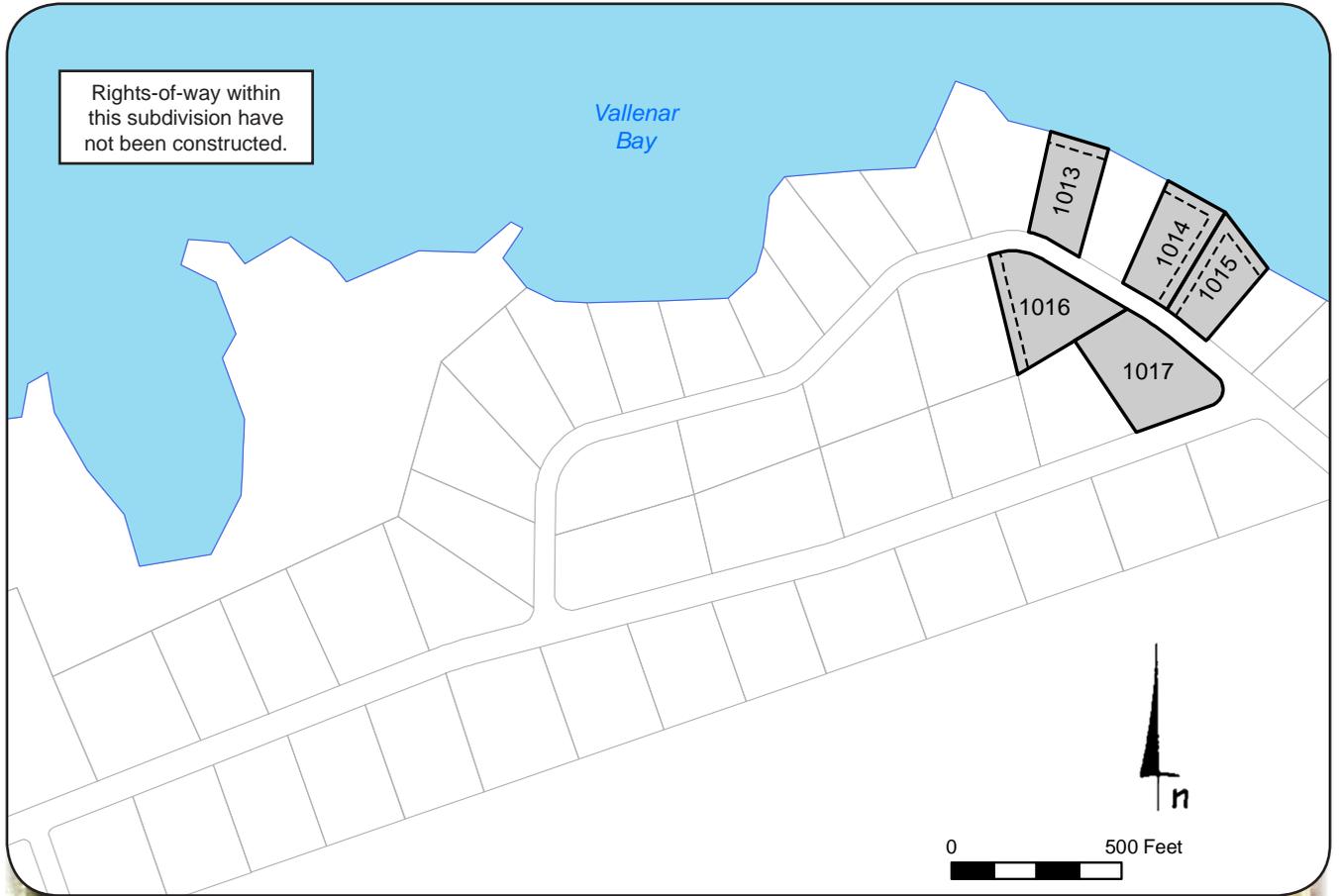


WHY BUY?
Vallenar Bay offers southeast Alaska ocean front with easy access to Tongass National Forest. Parcels in Vallenar Bay are eligible for the Veteran's Preference Auction. Please see page 130 for details.
LOCATION
Located on the northwest end of Gravina Island, approximately 7 miles from Ketchikan.
ACCESS
Access to Vallenar Bay is by float plane or boat from Ketchikan.
SURVEY & MTRS
Vallenar Bay is survey ASLS 85-86, located in C075S089E11. The survey has been filed as plat 86-35 in the Ketchikan Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, to and along easement along shoreline, 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 Ketchikan Gateway 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) 400. 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/>.

Vallendar Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1013	105488	1.2	16	2	\$34,900
1014	105490	1.3	18	2	\$35,400
1015	105491	1.2	19	2	\$33,300

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1016	106650	1.8	9	3	\$12,800
1017	106652	2	11	3	\$13,500

