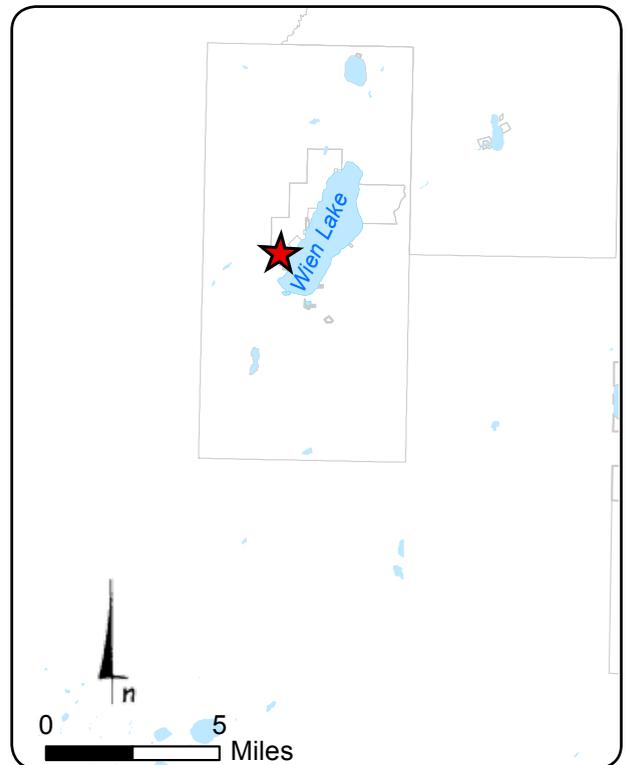




Wien Lake RRCS



WHY BUY?
Wien Lake RRCS offers a truly remote getaway with great access for relaxing, snow machining, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with Wien Lake fronting the project area.
LOCATION
Wien Lake RRCS is located approximately 60 miles west of Anderson and 105 miles west of Fairbanks.
ACCESS
Wien Lake RRCS is accessible by float plane in summer and ski plane in winter. There is also winter access via snow machine along the Brice Trail from Nenana and other trails from Mucha Lake.
SURVEY & MTRS
Wien Lake RRCS is survey ASLS 2009-7, located in F007S019W04, 10. The survey has been filed as plat 2011-4 in the Manley Hot Springs 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, section line, public access, and utility easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all public and 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.
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.
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 not within the boundaries of an organized borough and is subject to State of Alaska platting authority.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1083. Refer to the Mineral Estate section of this brochure for details.
NOTES
The airstrip at the north end of Wien Lake is an unauthorized airstrip. Unauthorized airstrips are not maintained by DNR and use of unauthorized airstrips on state land is at your own risk.



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/>.

Interior Remote