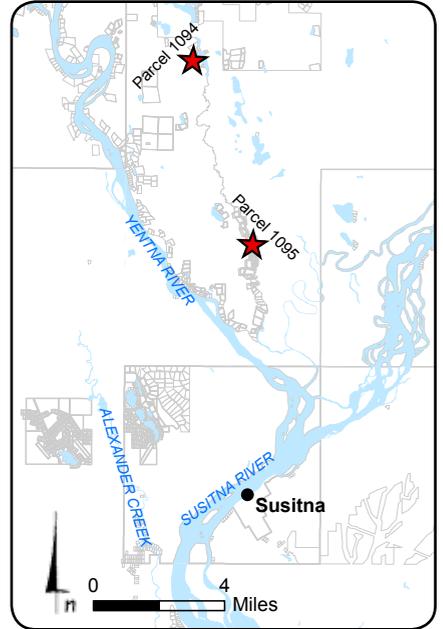
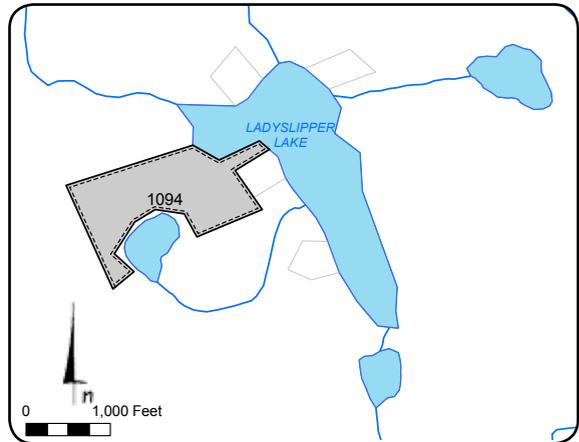


Yentna Uplands Homesteads

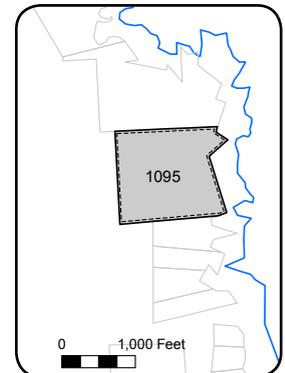
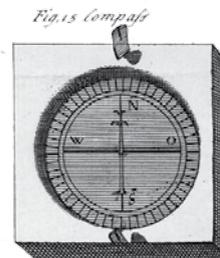


PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1094	221613	39.95		\$36,400
1095	222468	39.99	B	\$18,300

LOCATION
Parcel 1094 is located on Ladyslipper Lake. Parcel 1095 is located on Fish Creek. Both parcels are approximately 2 miles east of the Yentna River, and approximately 18 air miles west of Willow.
ACCESS
Access is by plane to Ladyslipper Lake or other small lakes in the area or by snowmachine across state owned land. Overland access from the Yentna River may be possible in the summer. See page 117 for details of access across state land.
SURVEY & MTRS
Yentna Uplands parcels are surveys ASLS 87-214 and 87-222, located in S018N007W14, 15, S019N007W16. The surveys have been filed as plats 90-59 and 90-36 in the Talkeetna 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, public access easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from 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 Closing Order (MCO) 137. Refer to the Mineral Estate section of this brochure for details.
These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure or contact the DNR Division of Oil and Gas.



Rights-of-way within this subdivision have not been constructed.



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/>.

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