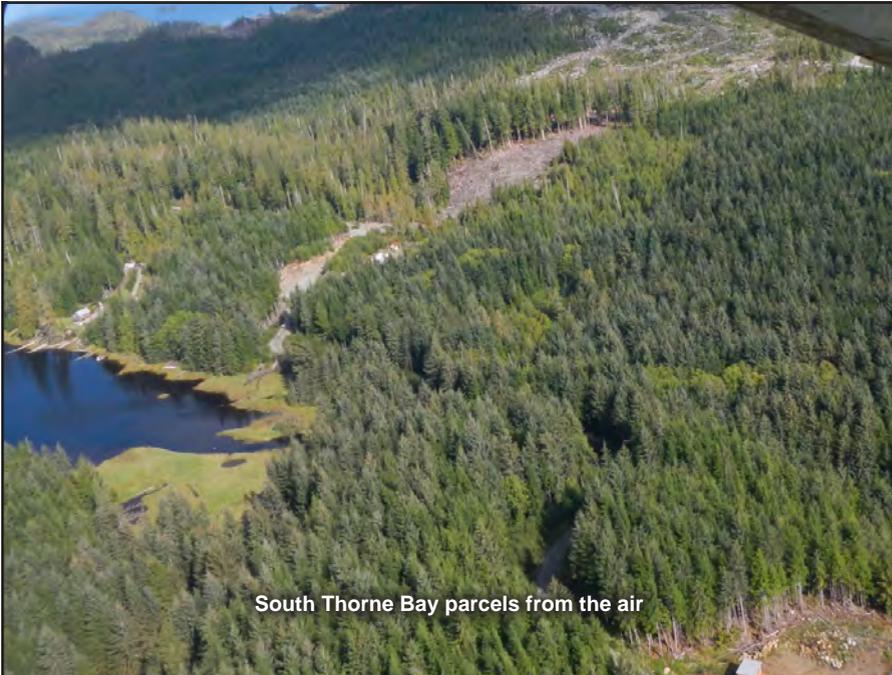
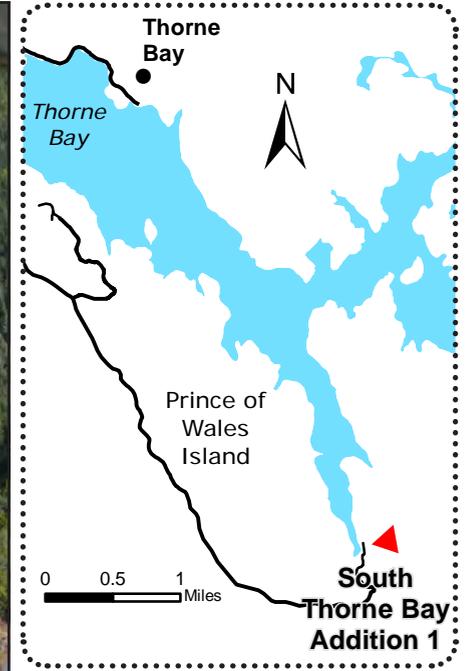


South Thorne Bay Addition 1

Southeast AK

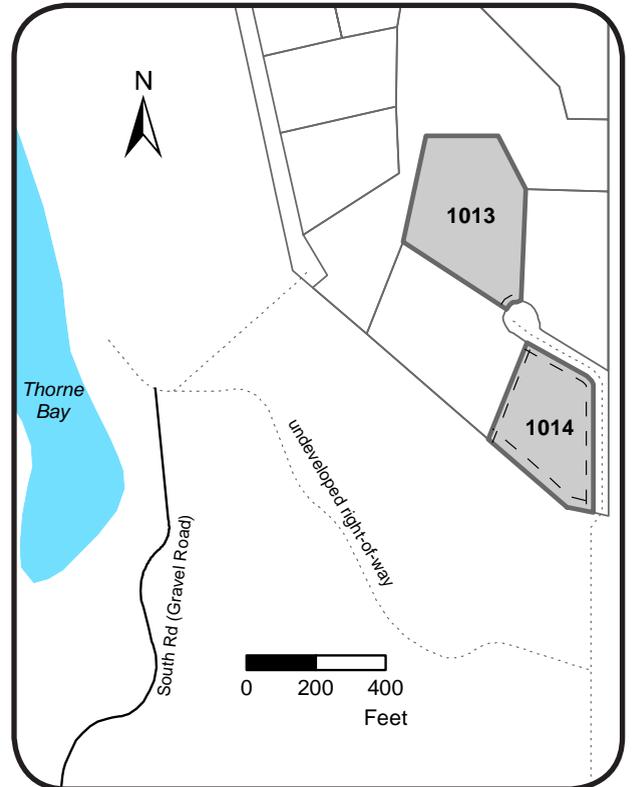


South Thorne Bay parcels from the air



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1013	107758	2.91	2	19	\$23,000
1014	107760	2.08	4	19	\$18,400

WHY BUY?
These South Thorne Bay parcels are residential lots near the community of Thorne Bay.
LOCATION
South Thorne Bay is located near the southern end of Thorne Bay on Prince of Wales Island.
ACCESS
Access to South Thorne Bay parcels is by road from the town of Thorne Bay. These parcels are located approximately 1/2 mile from the nearest developed road along a platted right-of-way.
RIGHT-OF-WAY STATUS
Gravel roads are built near the parcel. The right-of-way to these parcels is undeveloped.
SURVEY & MTRS
South Thorne Bay Addition 1 is survey ASLS 2006-72, located in C072S084E11. The survey has been filed as plat 2009-7 in the Ketchikan Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area is within the boundary of the City of Thorne Bay and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the city for details of current ordinances.
NOTES
The South Thorne Bay parcels are zoned Residential-Commercial III by the City of Thorne Bay. Use of these parcels is restricted by the zoning, please contact the City of Thorne Bay for details. This area is in a Modified Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. Electricity is available along the roads. Purchasers may need to extend the lines at their own expense.



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/>.