



# Mount Rich Addition RRCS



Hellsgate from the northeast.

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1087	230903	J	5,210	\$11,000

### WHY BUY?

The Mount Rich area is adjacent to the historic Iditarod Trail.

### LOCATION

The Mount Rich Addition RRCS area is located 125 miles northwest of Anchorage and 100 miles southeast of McGrath, situated at the confluence of the South Fork Kuskokwim and Hartman Rivers north of Hellsgate.

### ACCESS

Primary access is by plane to gravel bars in the Mt. Rich area or downriver. Primary winter access is by snowmachine via the historic Iditarod Trail. Access within the staking area is on the historic Iditarod Trail or across unreserved state land.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### LOCAL GOVERNMENT

This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

### NOTES

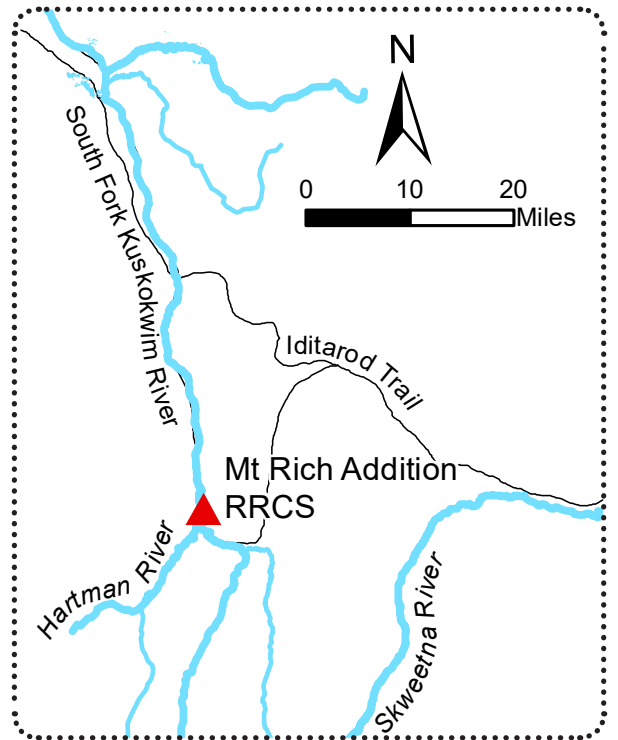
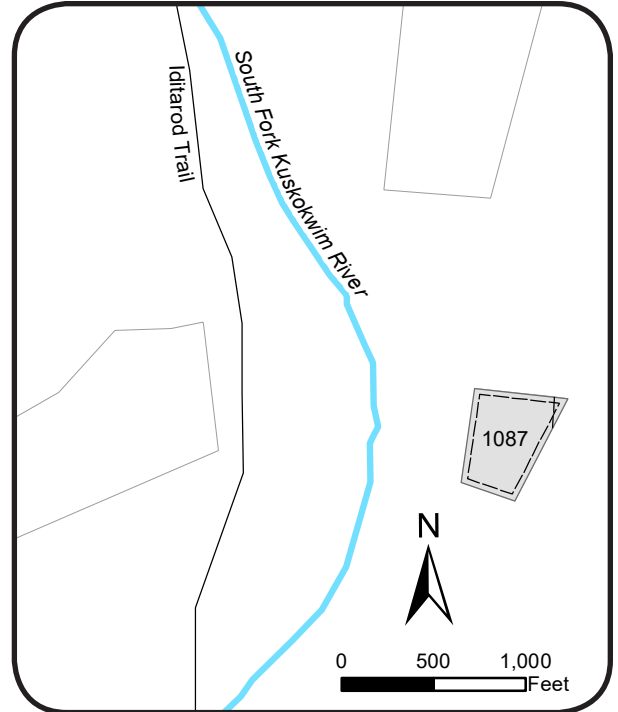
This area is in a Limited Fire Management Option. See the Fire section of this brochure for details.

### RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing unnamed trails.

### SURVEY & MTRS

Mt. Rich Addition RRCS is survey ASLS 2009-44, located in S022N022W28. The survey has been recorded as plat 2013-1 in the Mt. McKinley Recording District.



**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

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliot Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information