



Mucha Lake II RRCS



Mucha Lake from the north.

WHY BUY?

Mucha Lake II RRCS offers a truly remote getaway with great access for relaxing, snowmachining, hunting, fishing, and other outdoor pursuits.

LOCATION

The Mucha Lake II RRCS is located 2 mile west of the Kantishna River, approximately 130 miles southwest of Fairbanks, and 60 miles southwest of Nenana.

ACCESS

Mucha Lake II RRCS is accessible via airplane yearlong and there is also winter access via existing trails.

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). 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 is within the boundary of the Denali Borough 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. Please check with the borough for details of current ordinances.

NOTES

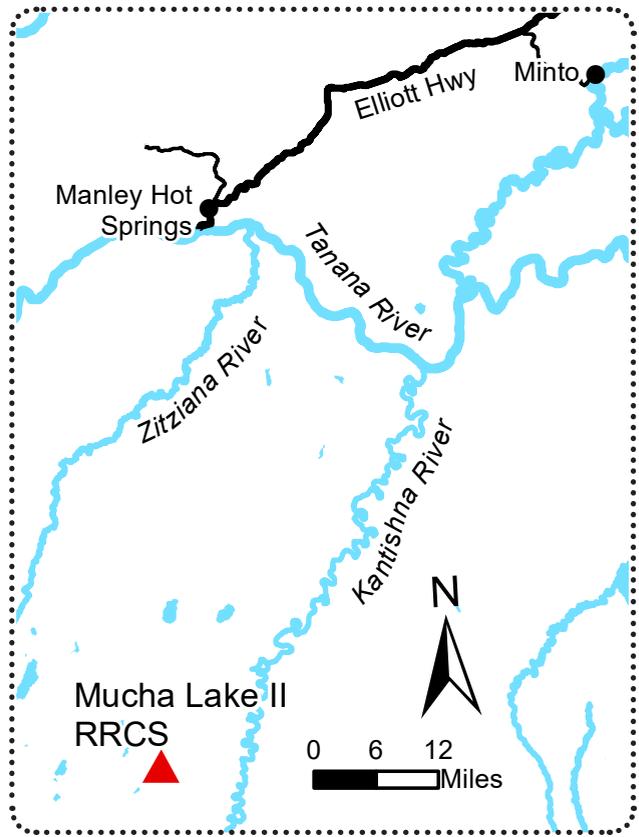
This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

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. 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, public access and utility easements and section line easements. 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.

SURVEY & MTRS

Mucha Lake II RRCS is survey ASLS 2003-41, located in F008S017W14. The survey has been recorded as plat 2006-193 in the Fairbanks Recording District.

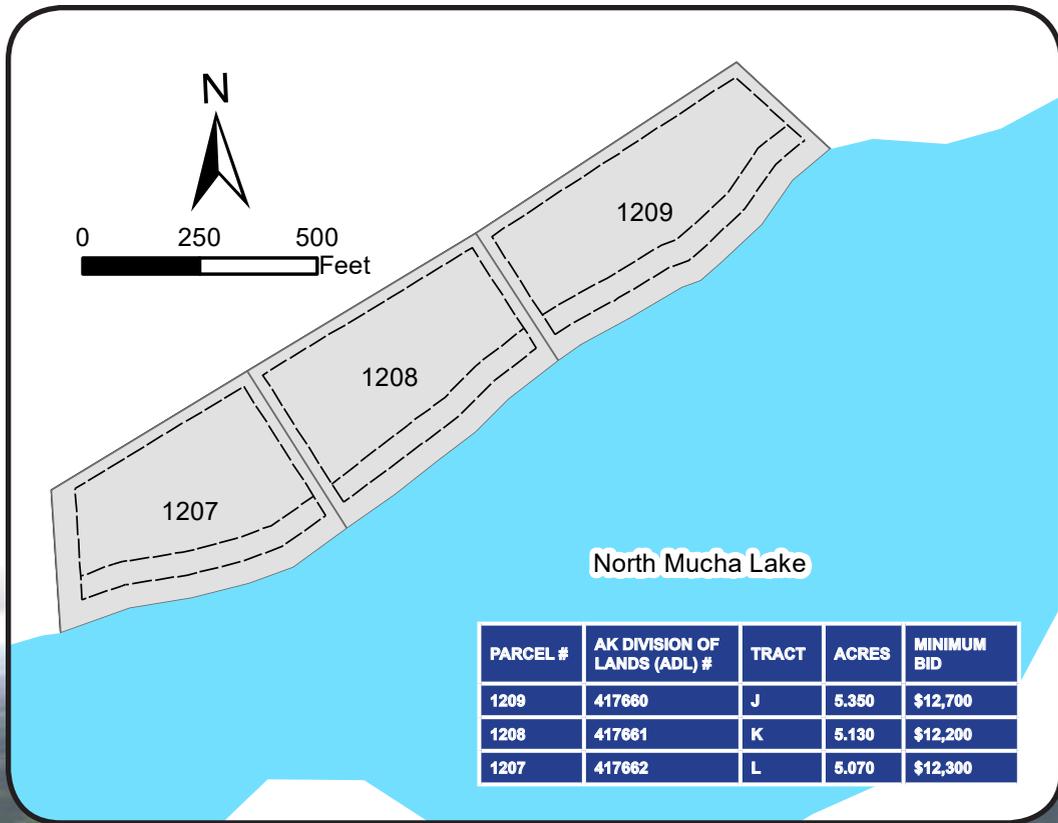


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Interior Remote



Mucha Lake II RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1209	417660	J	5.350	\$12,700
1208	417661	K	5.130	\$12,200
1207	417662	L	5.070	\$12,300

Aerial view of the Mucha Lake region.

Southwest
AK

Mat-Su
Road

Copper
River Valley

Susitna Valley
Remote

Southwest
AK

Fairbanks,
Elliott Hwy.

N. Parks
Highway

Richardson,
AK Highways

Steese
Highway

Interior
Remote

General
Information