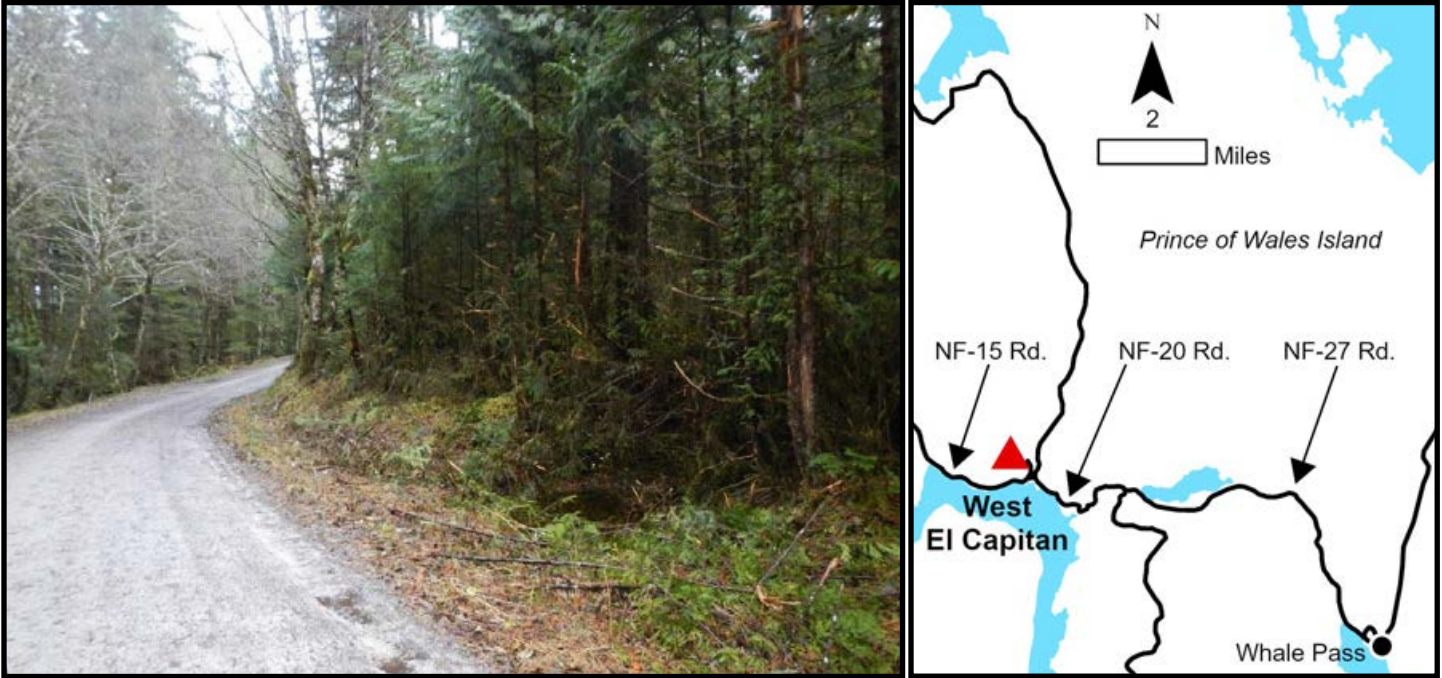


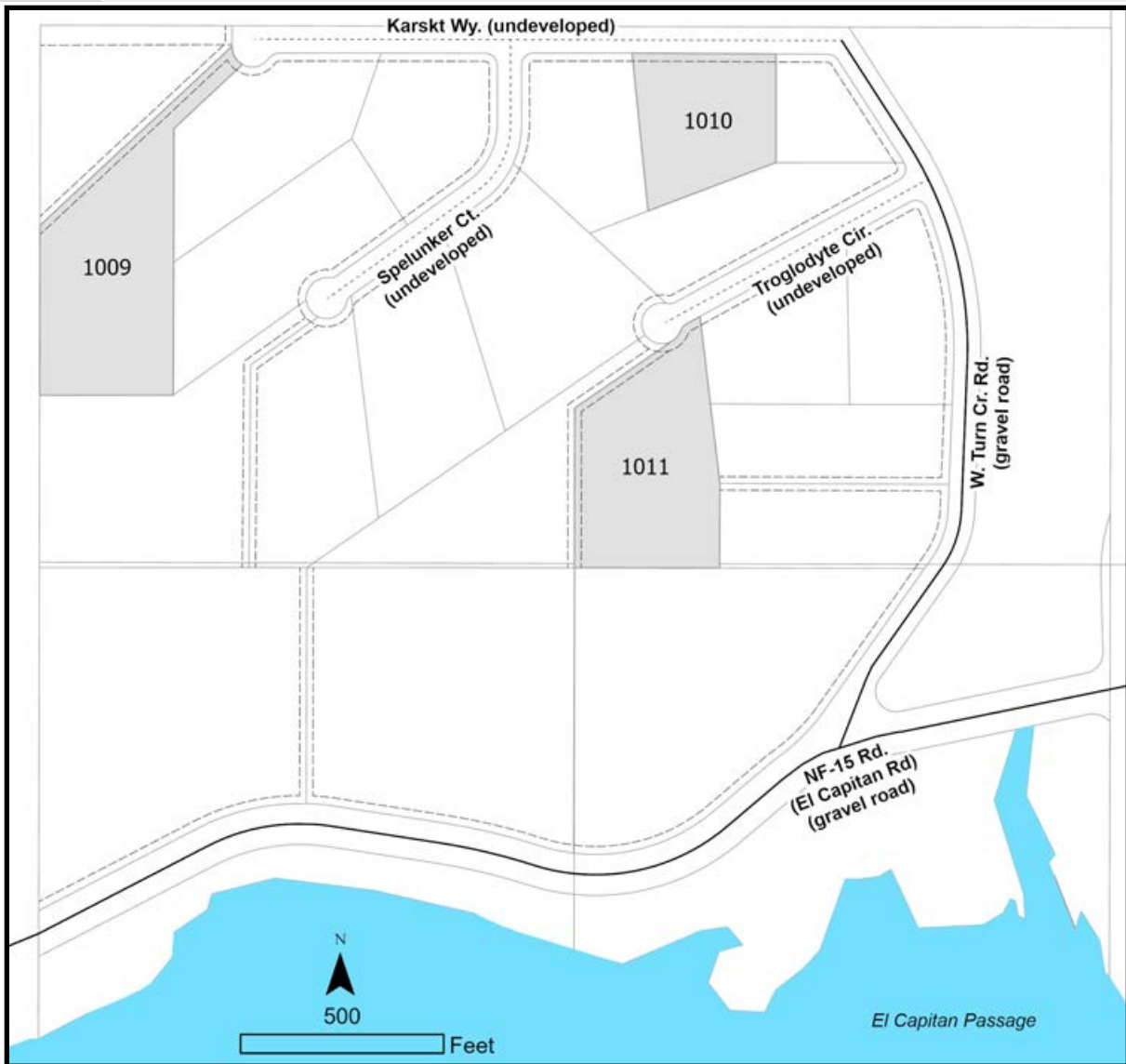
WEST EL CAPITAN



Location	West El Capitan is located on the northern portion of Prince of Wales Island, approximately 10 miles northwest of Whale Pass and 75 miles north of Craig, at the north end of El Capitan Passage.
Access	The area is on the Prince of Wales road system. From North Island Road (Forest Service Road 20), travel west on El Capitan Rd (Forest Service Road 15). The intersection of El Capitan Rd and West Turn Creek Rd (Forest Service Road 1599) is at the southeast corner of the subdivision. Travel north on West Turn Creek Rd for approximately 1,500 ft. All parcels in this auction are accessed from undeveloped rights-of-way that extend west from West Turn Creek Rd. Additional access to the area is available by float plane and small watercraft to El Capitan Passage. A primitive boat launch is located just west of the subdivision.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	Caves, sinkholes, and underground drainage systems are present in this area. The subdivision is located 1.5 miles from the US Forest Service El Capitan Cave interpretive site and campground. El Capitan Cave is the longest mapped cave system in Alaska. West El Capitan Subdivision is bordered by the Southeast State Forest to the east. The Southeast State Forest is a working forest and is subject to logging operations and other forest management activities. All three parcels have a moderate to steep slope and contain wetlands. Please see the appraisal report for details. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

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 recorded separately. All parcels have a 20ft to 30ft public utility easement along various lot lines. Please see plat for details.
Survey and MTRS	West El Capitan is survey ASLS No. 2019-05, located in Section 11, Township 66 South, Range 78 East, Copper River Meridian. The survey has been recorded as plat 2021-2 in the Petersburg Recording District.
Right-of-Way	Interior rights-of-way within this subdivision are undeveloped. El Capitan Rd (Forest Service Road 15) is a gravel road. West Turn Creek Rd (Forest Service Road 1599) is a developed logging road. Any lots accessing directly onto USFS roads may require driveway permits.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1009	109161	2	4.53	\$25,200
1010	109170	11	2.52	\$18,000
1011	109173	14	4.00	\$23,200