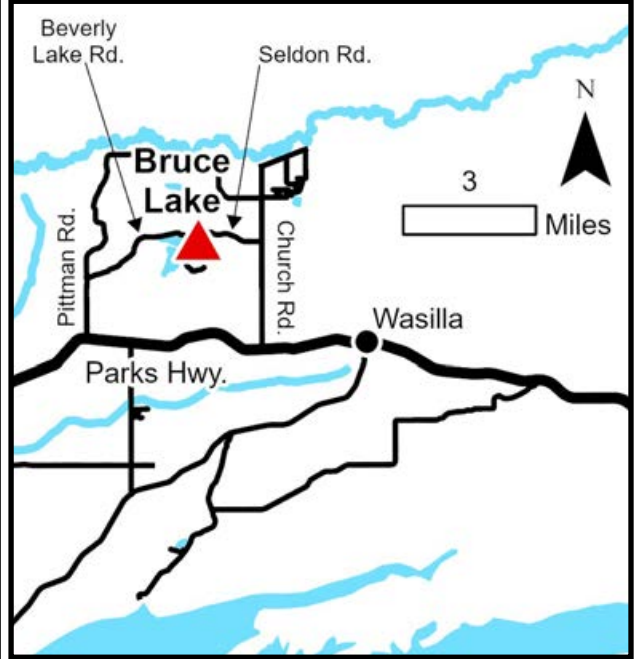
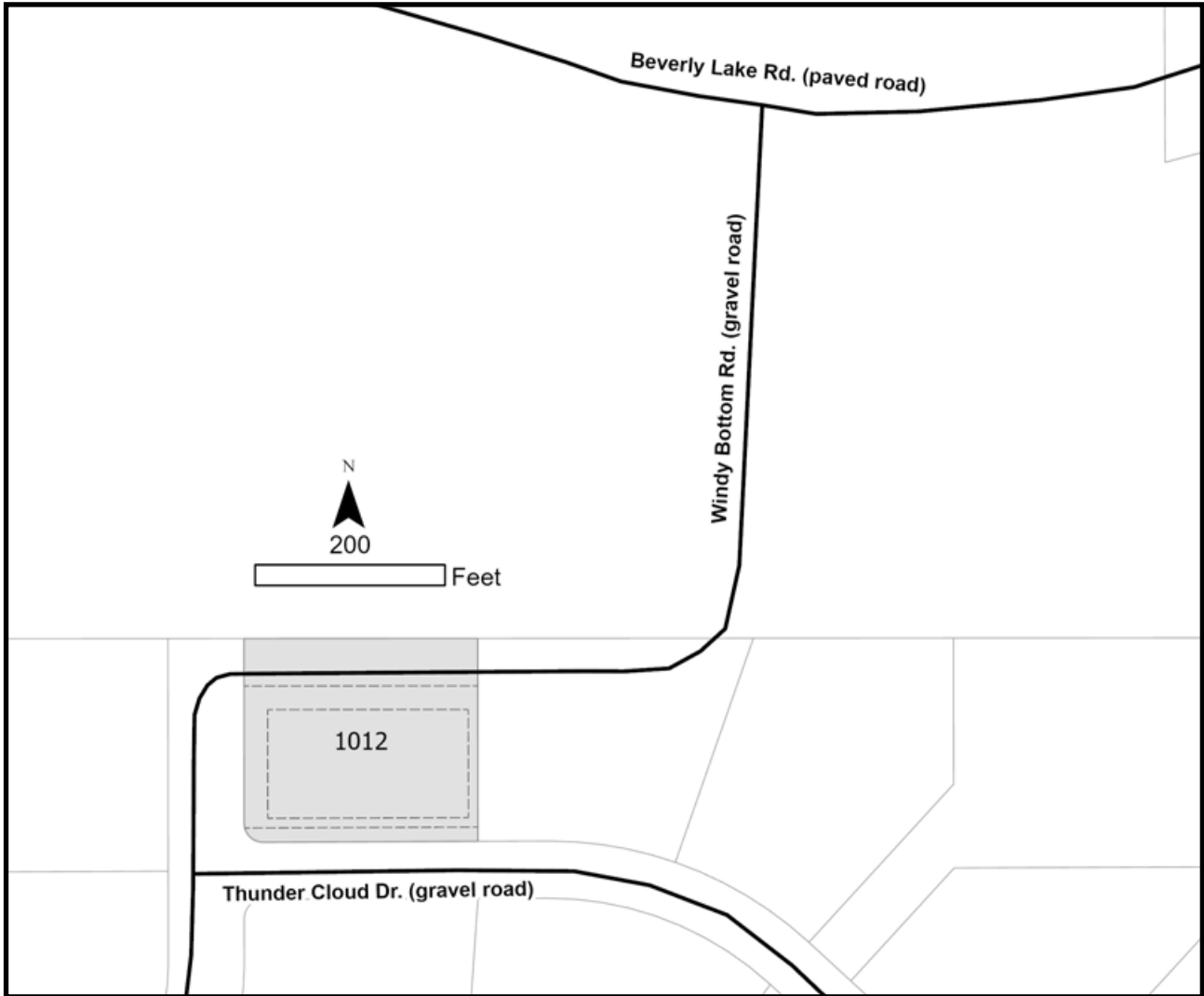


BRUCE LAKE



Location	The Bruce Lake parcel is located approximately 4.5 miles northwest of downtown Wasilla, between Beverly Lake and Bruce Lake.
Access	From the Parks Hwy in Wasilla, travel north on Church Rd, west on Seldon Rd, and south on North Windy Bottom Rd. The parcel is on the corner of North Windy Bottom Rd and West Thunder Cloud Drive. There is currently no constructed driveway to the parcel. Legal driveway access to this parcel is from West Thunder Cloud Dr.
Utilities	Electrical services run along North Windy Bottom Rd and West Thunder Cloud Dr. 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.
Local Government	This parcel is within the boundaries of the Matanuska-Susitna 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 <i>Restrictions</i> . Please check with the Borough for more details. This parcel is outside of the Wasilla city limits. There is currently no zoning for the subdivision. This subdivision is within the Meadow Lakes Road Service Area.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. This subdivision is within the West Lakes Fire Service Area.
Notes	This parcel underwent clean-up in 2024. Various amounts of trash and debris were removed from the parcel. There is public trail access to Beverly and Kalmbach Lakes directly across the street. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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. There is a 25ft building setback from public rights-of-way, a 15ft utility easement along the southern lot line, and a 50ft section line/road way easement along northern lot line. Please see plat for details.

Survey and MTRS	Bruce Lake is survey ASLS 79-155 located in Section 36, Township 18 North, Range 2 West, Seward Meridian. The survey has been recorded as Plat 80-103 in the Palmer Recording District.
Rights-of-Way	West Thunder Cloud Dr and North Windy Bottom Rd are developed gravel roads.
Homeowner's Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on 9/25/1980, in the Palmer Recording District in Book 220, page 93, as document # 1980-009742-0. This HOA has never been incorporated and is assumed to be inactive.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1012	205937	1	2	1.21	\$45,000

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.