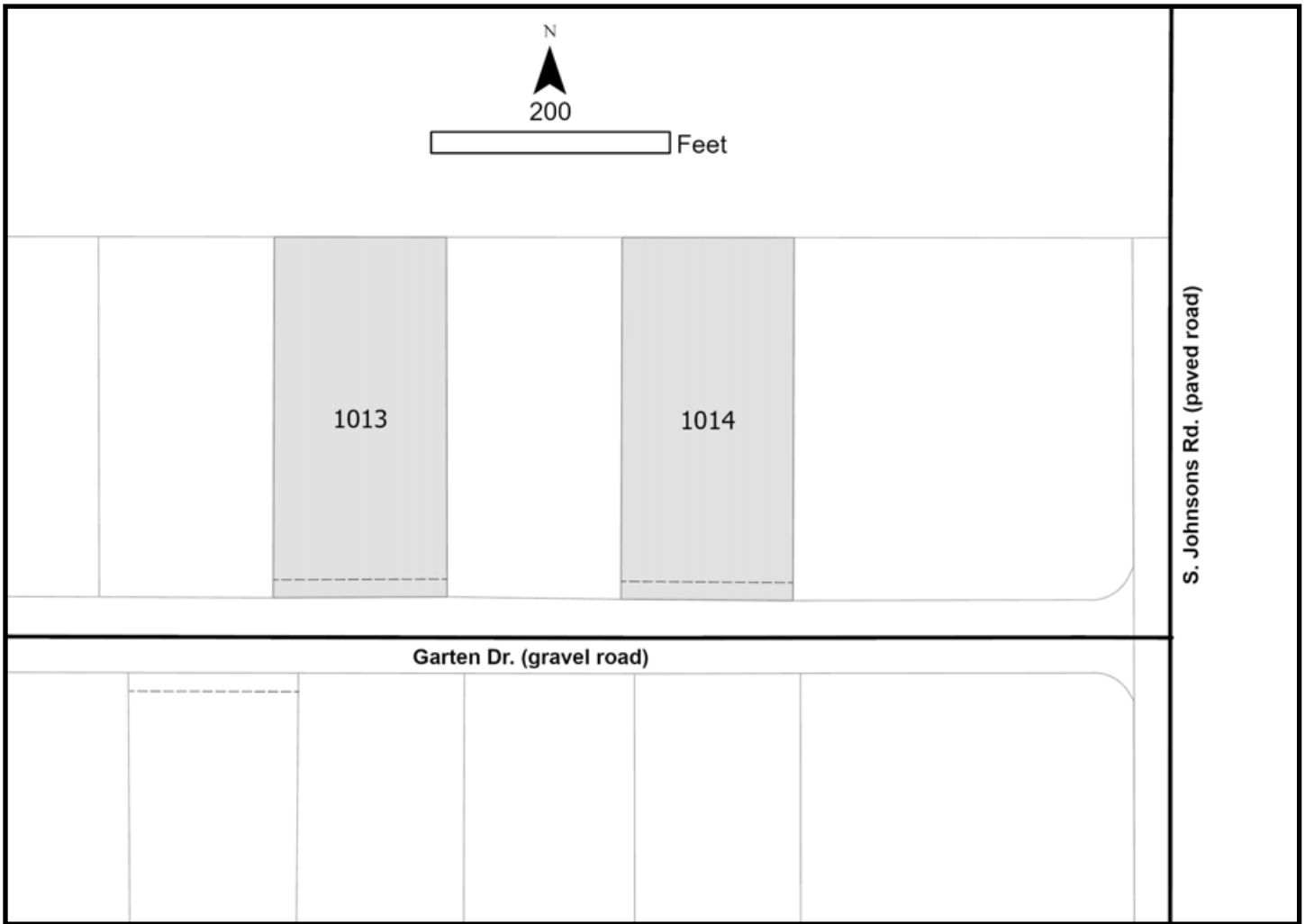


MYSTERY, PHASE II



Location	Mystery Phase II is located approximately 10 miles west of Wasilla, 0.5 miles south of the Parks Hwy, and just west of S. Johnsons Rd.
Access	Gravel road access from Parks Hwy, south on S. Johnsons Rd, west on W. Garten Dr.
Utilities	Electric service runs past both parcels, along the north side of W. Garten Dr. Natural gas is available at S. Johnsons Rd, but has not been extended into this side of the subdivision. Prospective purchasers may need to extend lines at their own expense. 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 area 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. The parcels are outside of the Wasilla city limits. There is currently no zoning for the subdivision.
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.
Notes	Both parcels are being sold as-is. The parcels were previously under a purchase contract with DNR. Both parcels underwent extensive clean up in 2025. Numerous junk vehicles were removed from both properties. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid. 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. Both parcels have 15 ft utility easements along lot lines adjacent to W. Garten Dr.
Survey and MTRS	Mystery Alaska Subdivision Phase II is survey ASLS 2004-32, located in Section 18, Township 17 North, Range 2 West, Seward Meridian. The survey has been recorded as Plat 2006-24 in the Palmer Recording District.

Rights-of-Way	S. Johnsons Rd and Garten Dr are gravel roads.
Homeowner's Association	Any subsequent owner of parcels 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 April 9, 2004, in the Palmer Recording District as document # 2004-009315-0. Per the DCCED Corporations database, this homeowner's association was involuntarily dissolved in 2013.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1013	229623	4	1	1.00	\$40,000
1014	229621	2	1	1.00	\$40,000

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.