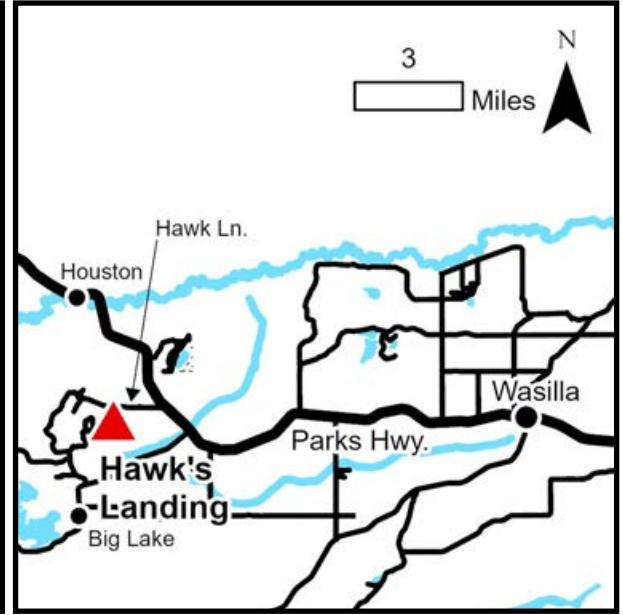
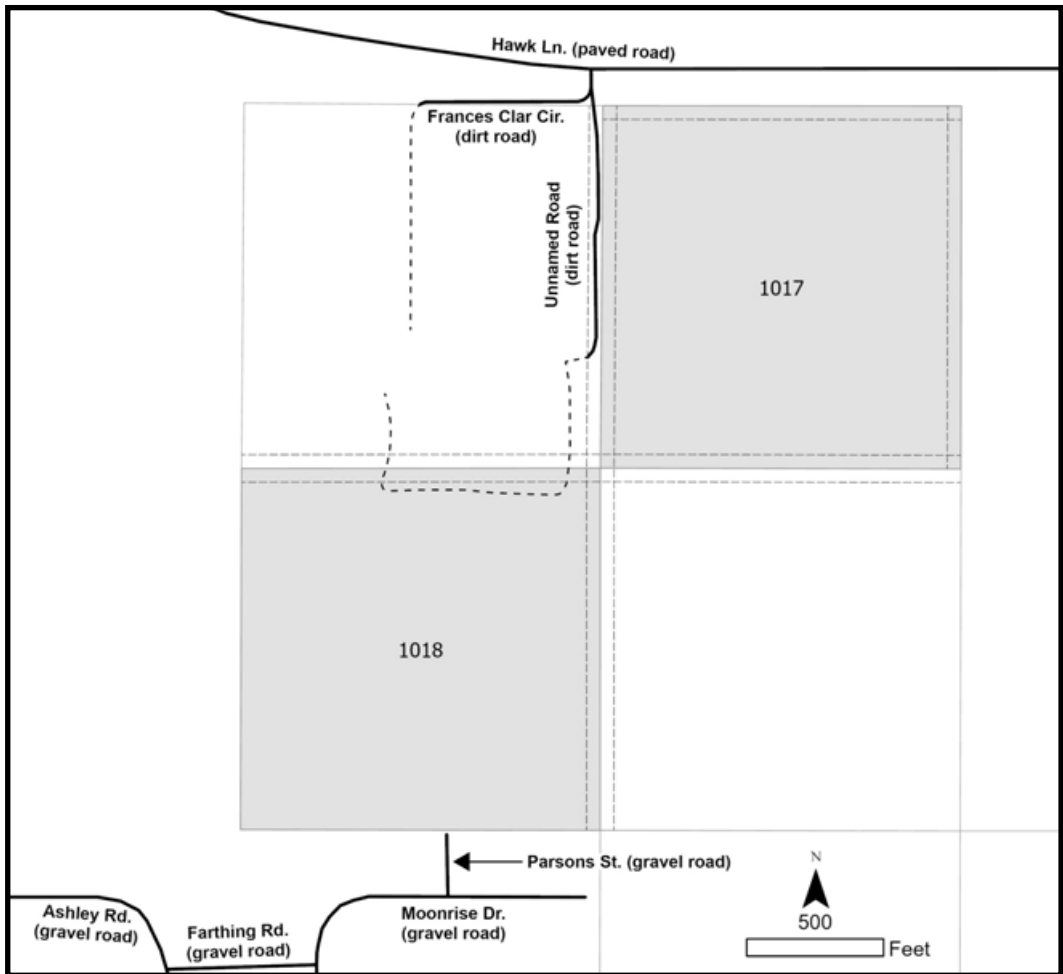


# HAWK'S LANDING



<b>Location</b>	Hawk's Landing is 11 miles west of Wasilla, in Big Lake. The area is just outside of the Houston city limits. The parcels are approximately 1 to 1.25 miles north of Big Lake Rd.
<b>Access</b>	<p>The parcels in Hawk's Landing share a common corner boundary with each other, but are accessed from different directions:</p> <p>Parcel 1017 is accessed from W Hawk Lane. W Hawk Lane is a paved road, off the Parks Hwy, approximately one mile north of Big Lake Road. The northwest corner of the parcel is approximately 110ft south of W Hawk Lane, at the intersection of W Frances Clar Circle. The street address for the parcel is 13202 W Hawk Lane.</p> <p>Parcel 1018 is accessed from South Parsons St, a gravel road. From mile three of Big Lake Rd, head north on S Beaver Lake Rd, right on W Wilma St, right on S Wolf Rd, right on W Drowsy Dr, left on Lazy Lake Dr which becomes S Old Toby Rd, right on S Ashley Rd, left on W Farthing Rd, left on W Moonrise Drive, then Left on S Parsons St. The parcel is at the end of S Parson St. The street address for the parcel is 600 S Parsons St.</p> <p>Parcel 1018 could potentially be accessed from the north, via platted rights-of-way. Currently these rights-of-way are only partially developed, and the developed dirt road veers west into private property before reaching this parcel.</p>
<b>Utilities</b>	Electrical service and natural gas are located on W Hawk Lane, adjacent to Parcel 1017. Natural gas is not available for Parcel 1018, and electrical service is approximately 1,100 ft away. 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.
<b>Local Government</b>	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. These parcels are outside of the Wasilla and Houston city limits. There is currently no zoning for the area.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. The parcels are within the West Lakes Fire Service Area.
<b>Rights-of-Way</b>	W. Hawk Lane is a paved road. S. Parsons St is a gravel road. Other rights-of-way are undeveloped.

<b>Notes</b>	<p>These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Approximately 3.5 acres of the northeast corner of Parcel 1017 are wetlands. Approximately 50% of Parcel 1018 has wet soils, mostly on the west side of the parcel. These figures are estimates. Prospective bidders are encouraged to personally inspect the parcels before placing a bid.</p>
<b>Restrictions</b>	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>Parcel 1017 has 50 ft section line or right-of-way easements along all lot lines.</p> <p>Parcel 1018 has 50 ft right-of-way easements along the north and east lot lines.</p>
<b>Survey and MTRS</b>	<p>Hawk’s Landing is Record of Survey File No. EPF 20230017 located in Section 10, Township 17 North, Range 3 West, Seward Meridian. The survey has been recorded as Plat 2025-71 in the Palmer Recording District.</p>



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1017	234778	NE ¼ NE ¼	40.00	\$228,000
1018	234779	SW ¼ NE ¼	40.00	\$168,000

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.