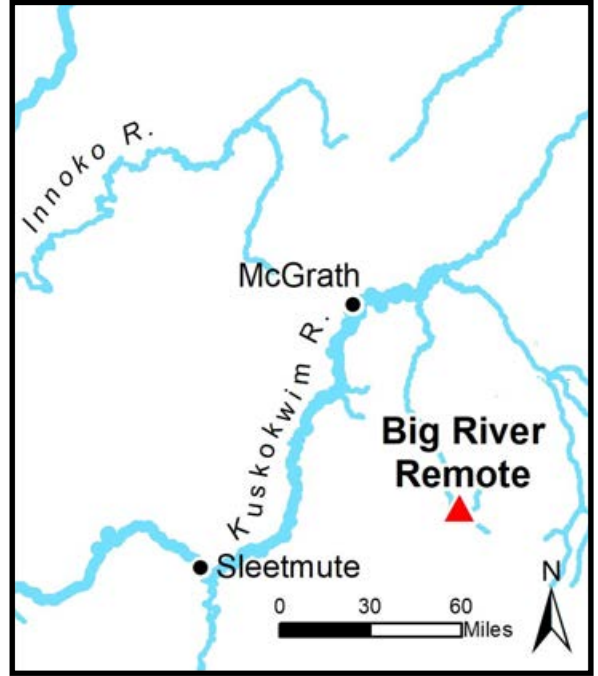
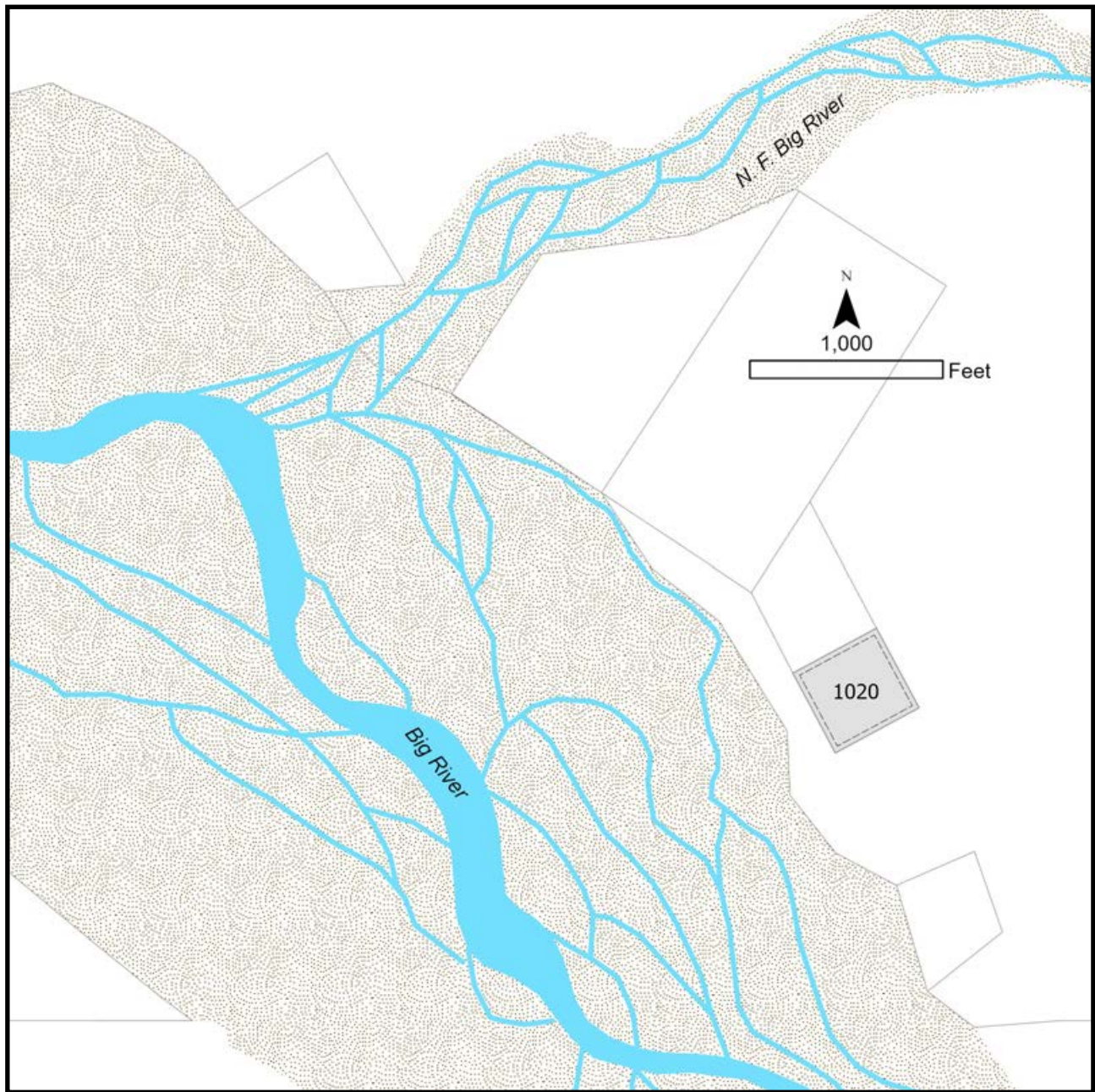


# BIG RIVER REMOTE



<b>Location</b>	The parcel is approximately 76 air miles southeast of McGrath, along the east bank of Big River.
<b>Access</b>	<p>Summer access to the parcel is via wheeled plane to area gravel bars or backcountry airstrips, then overland to parcel. Winter access is via ski plane.</p> <p>There are two nearby airstrips on State-owned land, however both are separated from the parcel by braids of the river. One of the airstrips is overgrown, eroded, and is only marginally better than landing off strip in the area. Neither airstrip is maintained by the State of Alaska or any government entity.</p>
<b>Utilities</b>	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.
<b>Local Government</b>	This area 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.
<b>Fire</b>	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
<b>Restrictions</b>	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 25-foot public access easement along all lot lines.</p>
<b>Survey and MTRS</b>	Big River Remote is survey ASLS 84-76. The parcel is located in Section 34, Township 22 North, Range 29 West, Seward Meridian. The survey has been recorded as amended Plat 86-4 in the Kuskokwim Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1020	218258	D	5.30	\$11,500

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.