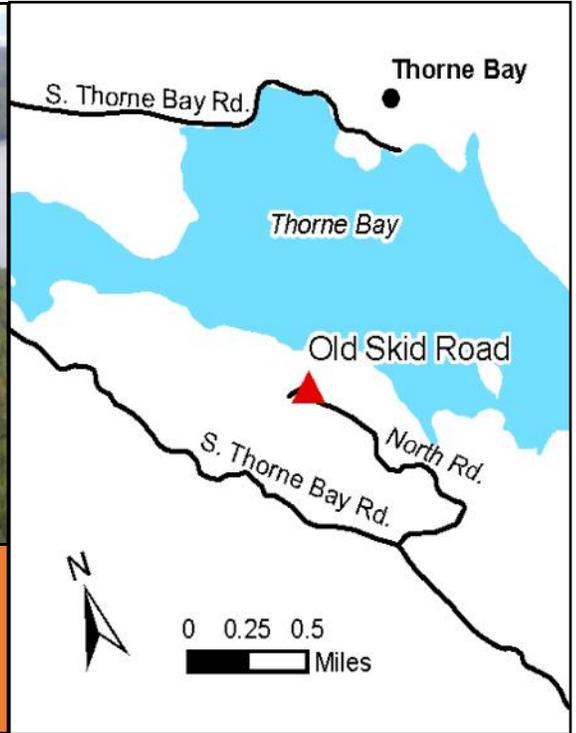


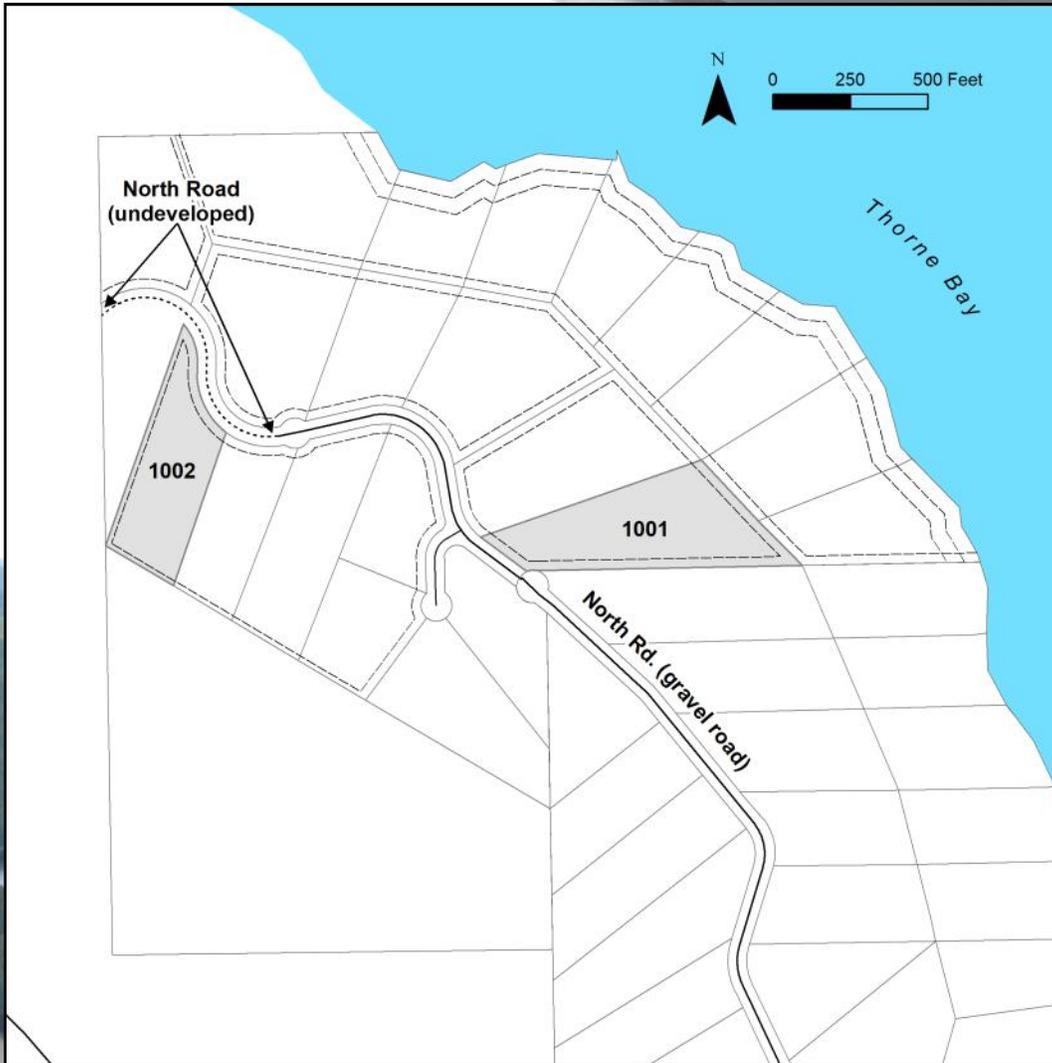
OLD SKID ROAD



Why Buy?

Old Skid Road offers parcels in beautiful southeast Alaska near the community of Thorne Bay.

| | |
|------------------|--|
| Location | Old Skid Road Subdivision is located directly across Thorne Bay from the community of Thorne Bay on Prince of Wales Island. |
| Access | Access to the parcels is via North Rd. |
| Utilities | In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in General Information. Electric service is available on North Rd. but has not been extended to the subdivision. Purchasers may need to extend the lines at their own expense. |
| Local Government | This area is within the boundary of the City of Thorne Bay and is subject to applicable platting authority, local ordinance, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details of current ordinances. |
| Zoning | The Old Skid Road parcels are zoned as Residential/Commercial III by the City of Thorne Bay. Use of these parcels is restricted by the zoning, please contact the city for details. |
| Notes | Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris . |
| Fire | Parcel 1001 is in a Critical and Modified Management Option and parcel 1002 is in a Modified Management Option. See the “Fire and Burning Activities” section of this brochure for more details. |
| Restrictions | Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, pedestrian, utility, and public access easements. There is a 25 foot building setback from all utility easements contiguous with rights-of-way. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. |
| Survey and MTRS | Old Skid Road is survey ASLS 2014-62 within Section 33, Township 71 South, Range 84 East, Copper River Meridian. The survey has been recorded as plat 2016-7 in the Ketchikan Recording District. |
| Right-of-Way | North Rd. is an old gravel logging road and has been cleared. The gravel road doesn’t extend to parcel 1002. Other rights-of-way within the subdivision are undeveloped. |



| PARCEL # | AK DIVISION OF LANDS (ADL) # | LOT | BLOCK | ACRES | MINIMUM BID |
|----------|------------------------------|-----|-------|-------|-------------|
| 1001 | 108473 | 9 | 1 | 4.90 | \$53,900 |
| 1002 | 108479 | 1 | 2 | 3.53 | \$27,900 |

Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/> and <http://landsales.alaska.gov>.