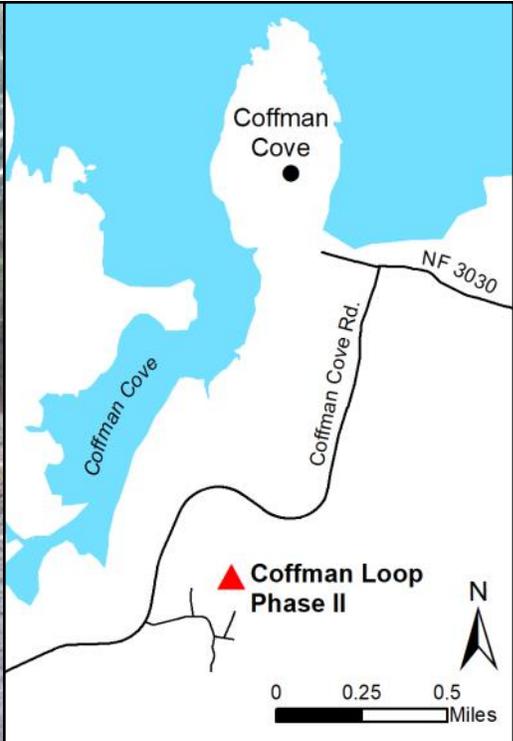


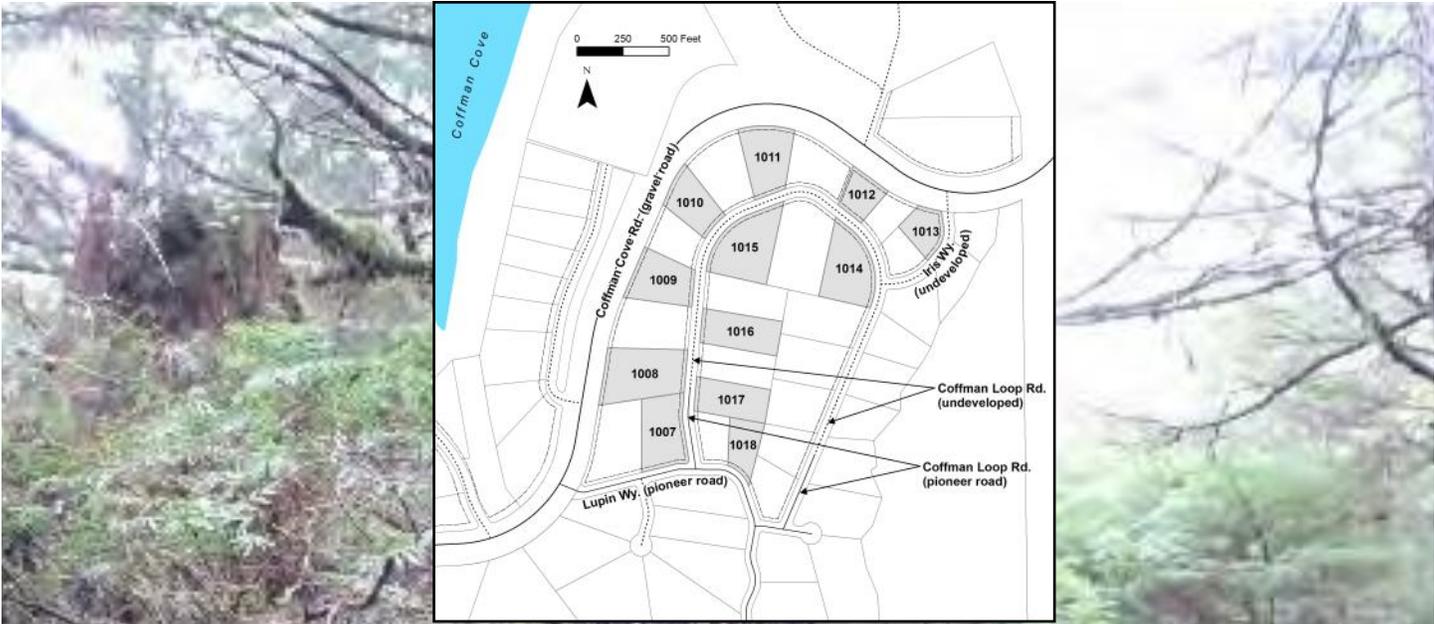
COFFMAN LOOP PHASE II



VIEW FROM LUPIN WY. TO PARCEL 1018



Location	Coffman Loop Subdivision, Phase II is located one mile south of Coffman Cove, 37 miles southwest of Wrangell, and 56 miles south of Petersburg, within Coffman Cove city limits.
Access	Access to these parcels is via the Prince of Wales road system. The subdivision is accessed via Coffman Cove Rd.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section of this brochure. Electricity may be available in the area from Coffman Cove Rd. Purchasers may need to extend the lines at their own expense.
Local Government	This area is within the boundary of the City of Coffman Cove and is subject to applicable platting and planning authority, local ordinances, 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.
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.
Notes	Parcels are either fully wooded, partially wooded, or partially to mostly clear-cut with leftover slash. Please contact the Land Sales team for additional information at landsales@alaska.gov .
Fire	This area 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, driveway, utility, and public access 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 50 foot building setback from apparent wetlands. Access to all parcels is via the interior platted right-of-way. No direct access to the Coffman Cove Rd. right-of-way is allowed.
Survey and MTRS	Coffman Loop Phase II is survey ASLS 2018-01, located in Section 2, Township 68 South, Range 81 East, Copper River Meridian. The survey has been recorded as plat 2020-17 in the Ketchikan Recording District.
Right-of-Way	Lupin Wy., Coffman Loop Rd., and Coffman Loop Ct. are partially developed and all other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1007	109073	1	1	2.10	\$60,000
1008	109075	3	1	2.81	\$28,300
1009	109077	5	1	1.91	\$25,300
1010	109079	7	1	1.53	\$24,100
1011	109081	9	1	2.02	\$25,700
1012	109083	11	1	1.02	\$22,400
1013	109085	13	1	1.04	\$23,000
1014	109095	9	2	2.27	\$26,600
1015	109093	7	2	2.59	\$27,500
1016	109091	5	2	1.87	\$25,100
1017	109089	3	2	1.70	\$24,700
1018	109087	1	2	1.10	\$53,000

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>.