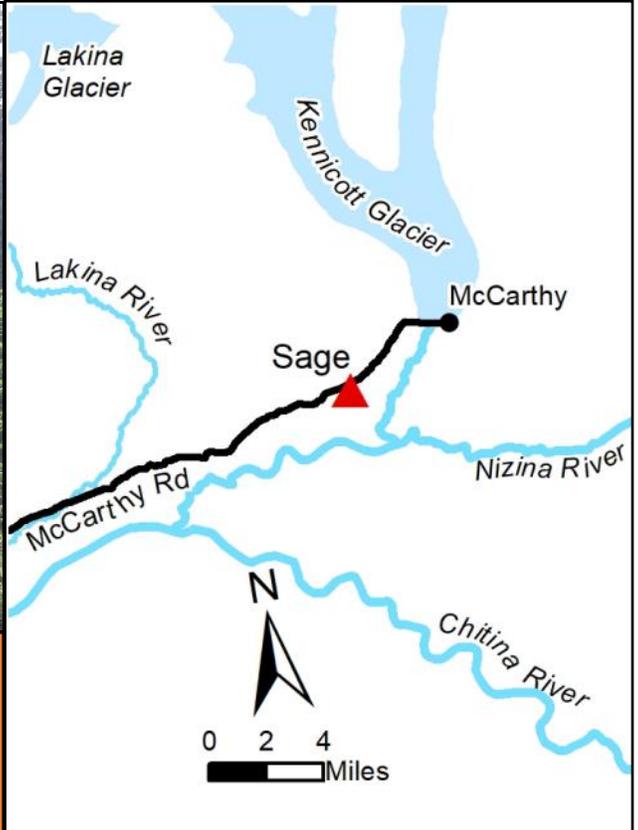


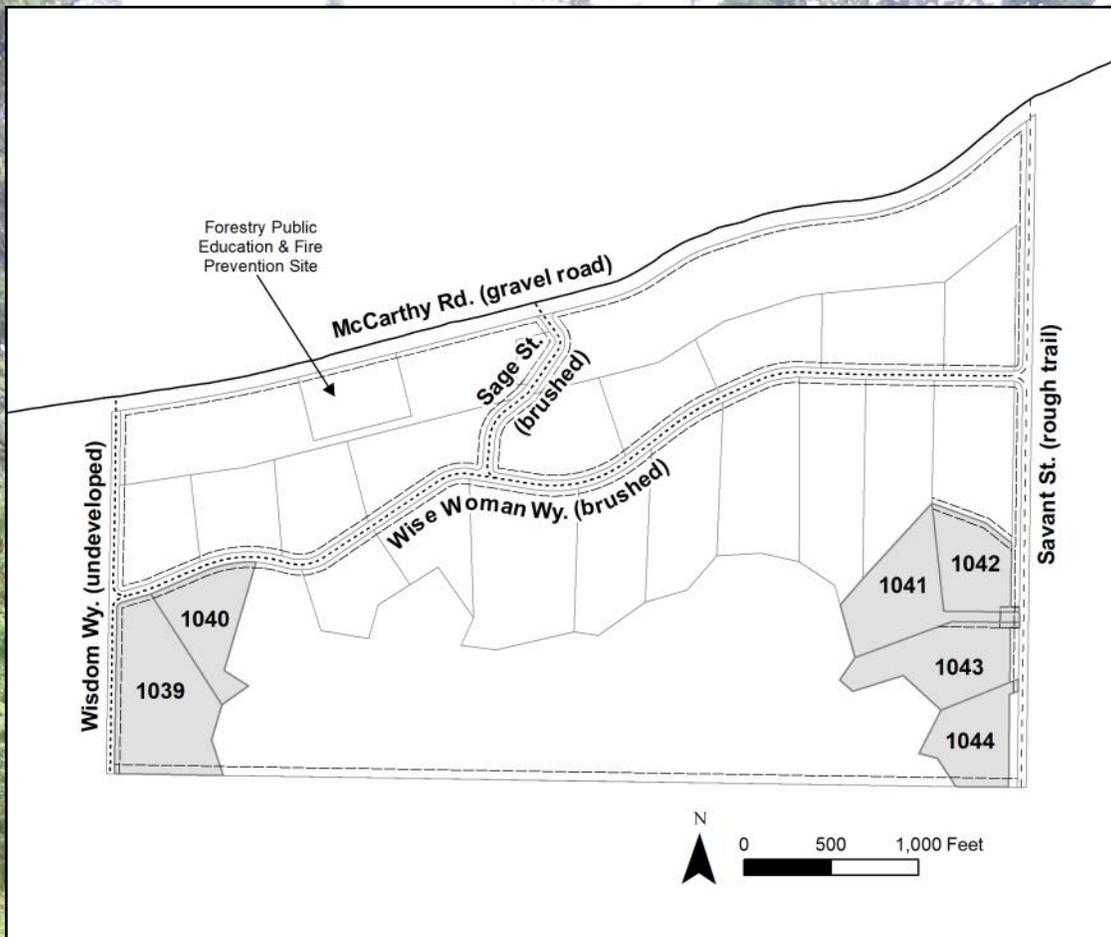
# SAGE



## Why Buy?

Sage is close to the amazing town of McCarthy!

Location	Sage is located along the south side of the McCarthy Rd., 4 miles west of the McCarthy bridge. The parcels are south of the pull-out for the Forestry Public Education Site.
Access	Access is from the McCarthy Rd. by a combination of trails and undeveloped rights-of-way.
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. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area does not have an incorporated local government and is subject to State of Alaska platting authority.
Notes	There is a 100-foot wide building setback from apparent wetlands. A U.S. Army Corps of Engineers wetland permit may be required to develop any wetland areas.
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	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for details.
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 be recorded separately.
Survey and MTRS	Sage is survey ASLS 2016-46, located in Section 28, Township 5 South, Range 13 East, Copper River Meridian. The survey has been recorded as plat 2018-2 in the Chitina Recording District.
Right-of-Way	McCarthy Rd. is a gravel road that is not maintained in the winter months. There are platted rights-of-way within the subdivision. However, none of the platted roads have been constructed. There is an established ATV trail that begins at McCarthy Rd. and extends south along the section line easement identified as Savant St. on the plat. The other access easements within the subdivision have been brushed.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1039	233235	1	4	11.09	\$52,400
1040	233236	2	4	5.59	\$35,200
1041	233232	11	3	7.35	\$41,700
1042	233231	10	3	5.08	\$32,000
1043	233233	12	3	7.10	\$41,600
1044	233234	13	3	5.00	\$31,500

*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>.*