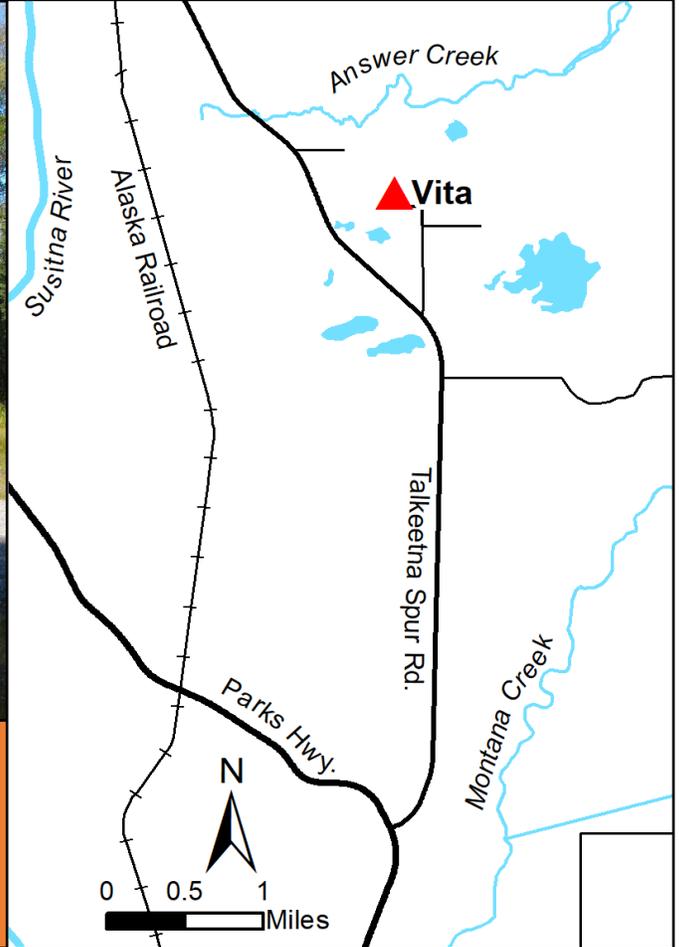


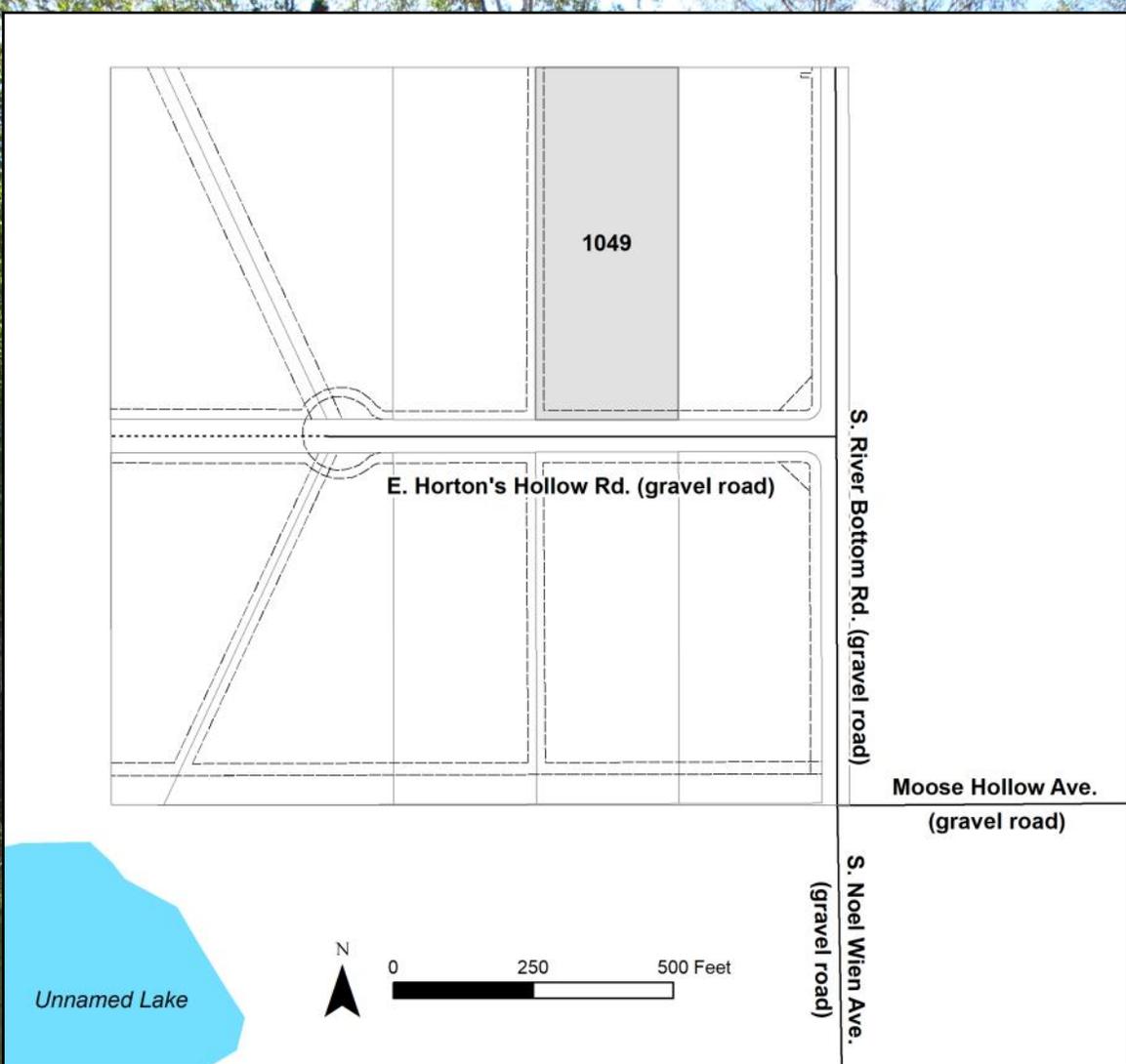
VITA



Why Buy?

Vita offers nicely wooded parcels for recreational or residential use near Talkeetna.

Location	Vita is approximately 9 miles south of Talkeetna.
Access	Access is from the Talkeetna Spur Rd., north on South Noel Wein Ave., continue north on South River Bottom Rd., and turn left on East Horton’s Hollow Rd. into the subdivision.
Utilities	In this subdivision, there is no municipal 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 the “General Information” section of the brochure. Electricity is available along roads. Purchasers may need to extend the lines to the parcel at their own expense.
Local Government	This area is within the boundary 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 Restrictions, below. Please check with the borough 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.
Fire	This area is in a Critical 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	Vita is survey ASLS 2008-23, located in Section 5, Township 24 North, Range 4 West, Seward Meridian. The survey has been recorded as plat 2011-8 in the Talkeetna Recording District.
Right-of-Way	The right-of-way is an established gravel road.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1049	231092	2	2	3.690	\$31,000

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>.