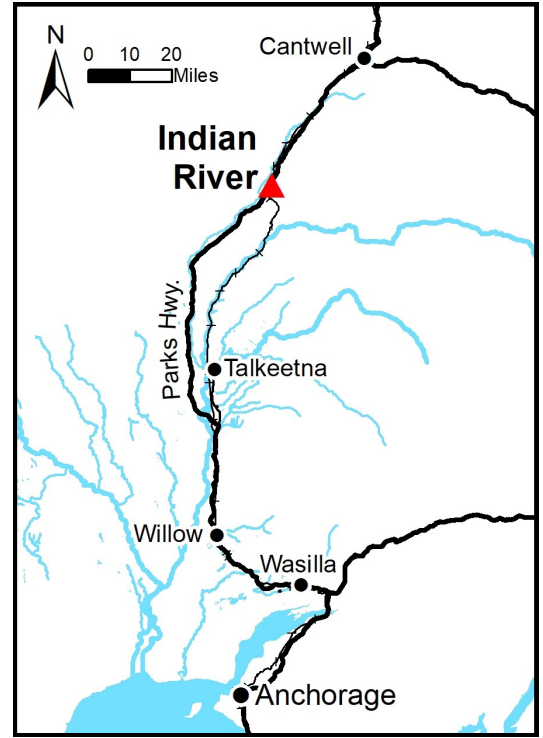
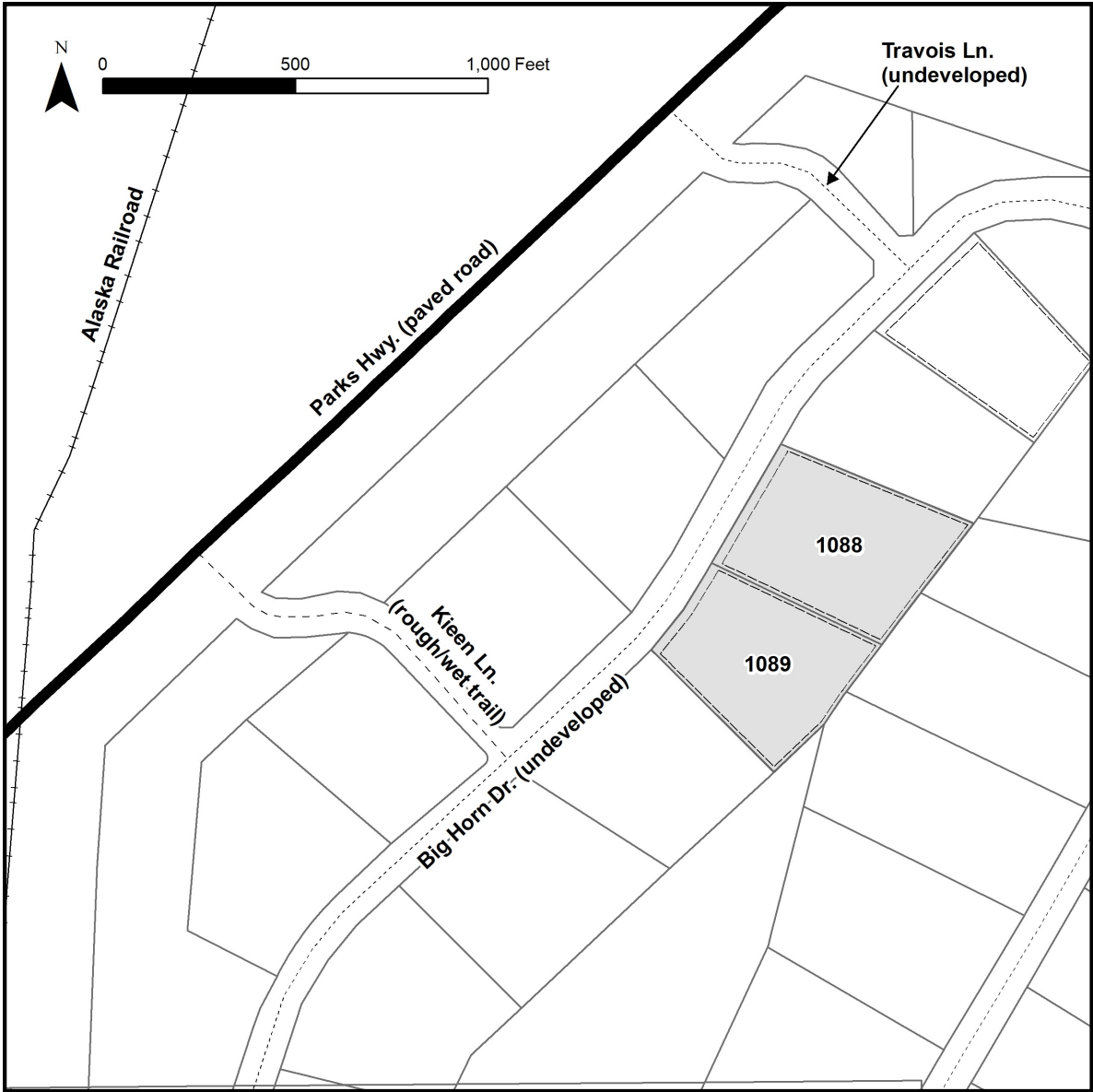


INDIAN RIVER



Location	Indian River is located on the east side of the Parks Hwy. near milepost 169. The parcels are just north of the railroad crossing, approximately 1500 feet. east of the Parks Hwy.
Access	From the Parks Hwy. at mile 169, just north of the railroad crossing, using one of the two platted rights-of-way: Kieen Ln. or Travois Ln. These rights-of-way are ATV trails and are not currently useable by highway vehicles. The Alaska Railroad right-of-way is NOT legal access.
Utilities	There is no municipal water supply or sewer system. Please see the plat notes and the “Sewer and Water” section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundaries 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.” Please check with the borough for more details.
Tentatively Approved	Indian River is located on Tentatively Approved land, please see the “Tentatively Approved Lands” section for details.
Fire	This area is in the Modified Fire Management Option. See the “Wildland Fires and Burn Permits” section of this brochure for details.
Restrictions	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or filled material in wetlands.
Survey and MTRS	Indian River is survey ASLS 80-131, located in Sections 15, 16 & 21, Township 33 North, Range 2 West, within the Seward Meridian. The survey has been filed as plat 81-50 in the Talkeetna Recording District. Additionally, there is a Section Line Easement vacation plat, EV-2-145, filed as plat 81-49 in the Talkeetna Recording District.
Rights-of-Way	Some rights-of-way within the subdivision are established trails, others are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1088	210356	7	2	4.41	\$12,000
1089	210355	6	2	3.80	\$13,700

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.