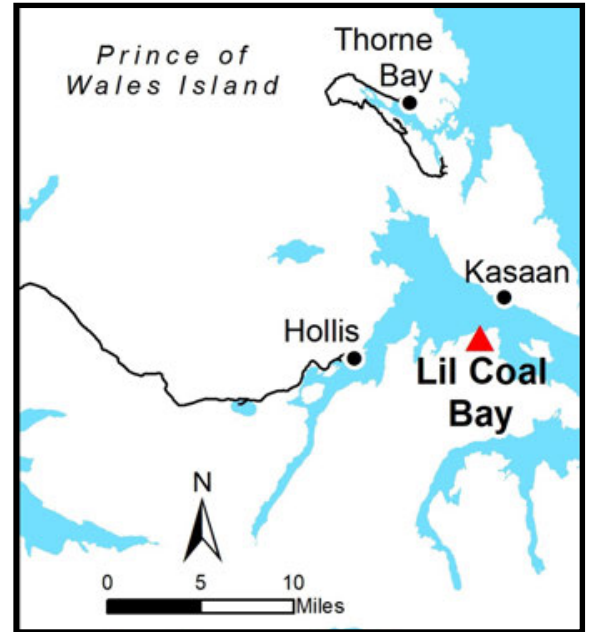
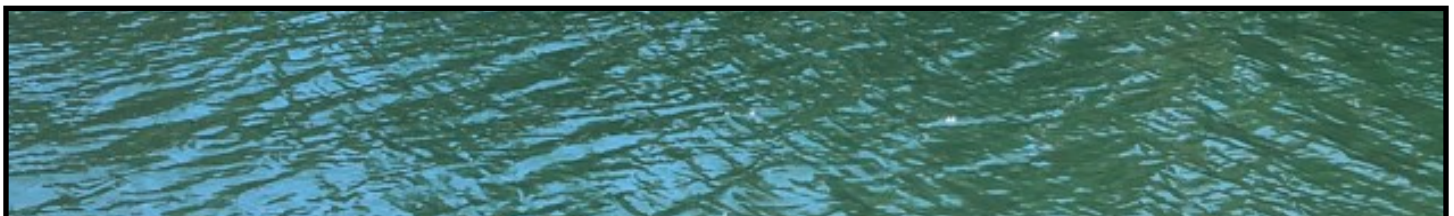


LIL' COAL BAY



Location	Lil' Coal Bay is located approximately 8.5 miles east-northeast of the ferry dock in Hollis, and 2.5 miles south of the marina in Kasaan.
Access	Access is by boat or floatplane from Kasaan Bay & Little Coal Bay. An existing launch ramp and unmaintained US Forest Service (USFS) road provide access to parcels without water frontage. Baker Point Rd is undeveloped.
Utilities	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. There are no utilities (electricity, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	<p>Per the USFS, National Forest System (NFS) Road No. 2020000 may be used by purchasers for personal access to reach homes and utilize property. The USFS has no plans to maintain the road in the future. Uses of the road beyond personal access, such as snow plowing, road maintenance, driveway construction, etc., may require prior approval from USFS. Please contact DNR Land Sales for details.</p> <p>NFS Road No. 2020000 does not connect to the Prince of Wales Road system.</p> <p>The only remaining infrastructure from ADL 106000, a former USFS Log Transfer facility, is a launch ramp and stone retaining wall. The launch ramp provides public access to the subdivision as well as Tongass National Forest.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>



Restrictions	<p>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 recorded separately.</p> <p>All of the waterfront parcels have a 50ft public access easement from the ordinary high water line, as well as an additional 25ft building setback from the 50ft public access easement line. Lots with frontage along Baker Point Rd (undeveloped) have a 20ft public utility easement along the property line. See plat for details.</p>
Survey and MTRS	<p>Lil' Coal Bay is ASLS 2021-32, located in Sections 25, 26, & 35, Township 73 South, Range 85 East, Copper River Meridian. The survey has been filed as Plat 2023-9 in the Ketchikan Recording District.</p>
Rights-of-Way	<p>NFS Road No. 2020000 is an unmaintained and overgrown gravel road. Baker Point Rd is undeveloped.</p>



Parcel 1020

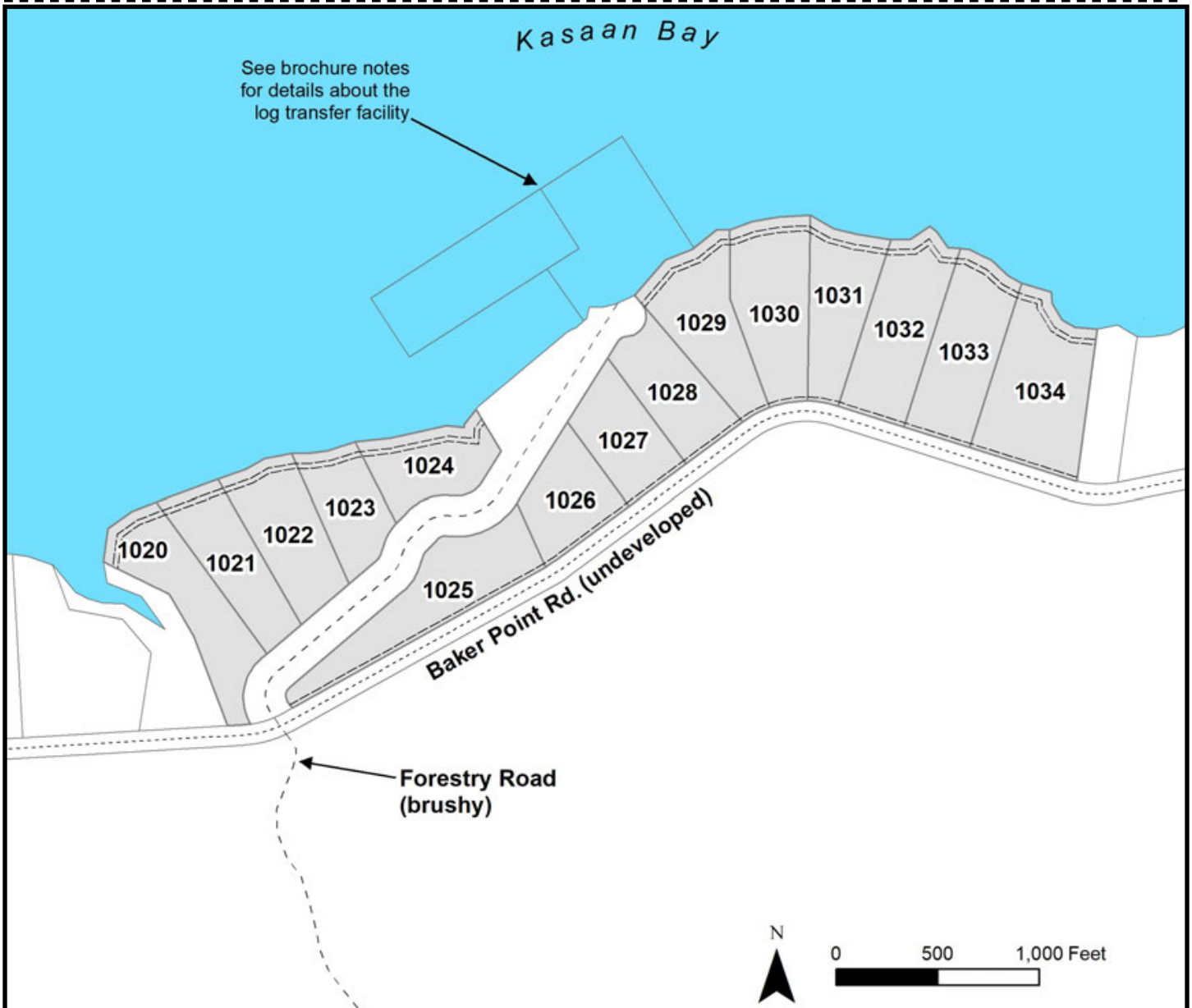
Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

LIL' COAL BAY, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1020	109356	10	6.74	\$91,500
1021	109357	11	5.36	\$83,900
1022	109358	12	6	\$87,500
1023	109359	13	4.28	\$78,000
1024	109360	14	4.82	\$93,100
1025	109361	15	7.83	\$43,000
1026	109362	16	4.56	\$36,500
1027	109363	17	4.62	\$36,600
1028	109364	18	5.01	\$37,400
1029	109365	19	6.47	\$99,000
1030	109366	20	6.93	\$97,200
1031	109367	21	5.49	\$84,600
1032	109368	22	7.15	\$93,800
1033	109369	23	6.97	\$92,800
1034	109370	24	8.7	\$107,400



Parcel 1032



NFS Road No. 2020000 (Forestry Road) is unmaintained



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.