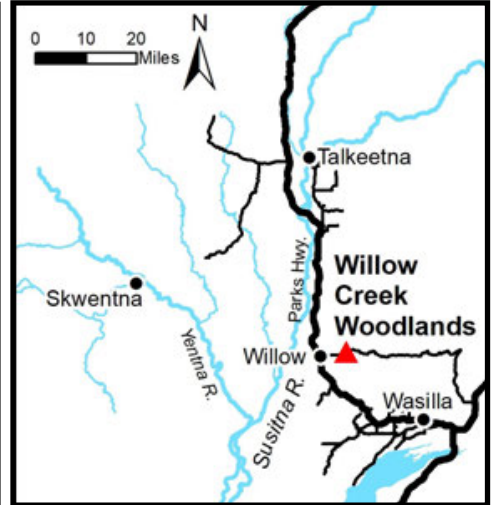
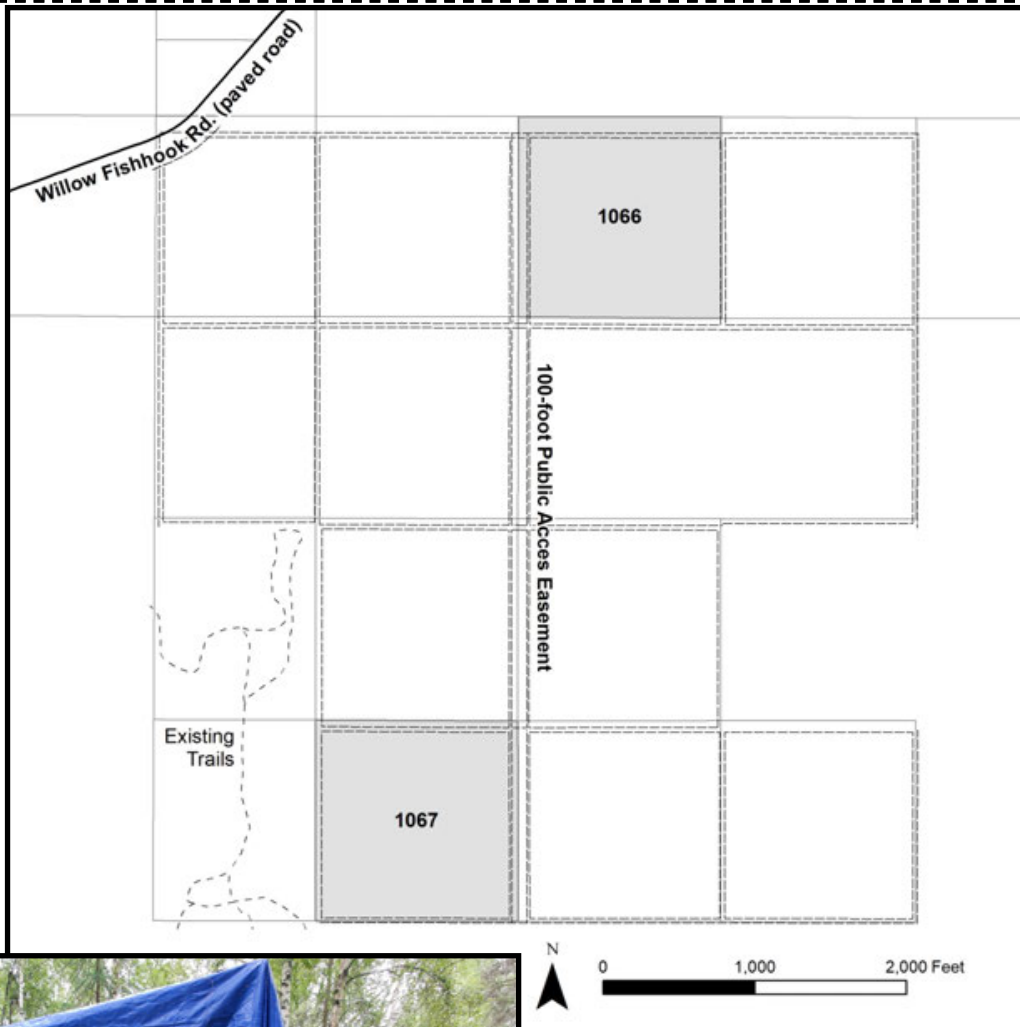


WILLOW CREEK WOODLANDS



Location	The Willow Creek Woodlands is located approximately 5.5 miles east of Willow, on the south side of Willow Fishhook Rd.
Access	From the Parks Hwy, head east approximately 5.5 miles on Willow Fishhook Rd. Access to the subdivision is on the south side of Willow Fishhook Rd, across from the intersection with Shirley Towne Dr. From Willow Fishhook Rd a gravel road provides access into the subdivision but becomes a trail after approximately 400ft. Beyond that point, access to the parcels is largely undeveloped. Parcel 1066 is accessed along an undeveloped Section Line Easement that runs along the north side of the subdivision. Parcel 1067 is accessed along a partially developed public access easement that runs north to south through the center of the subdivision. Access to the parcels is limited to walk-in or ATV at this time.
Utilities	No public water or sewer system is available. Please see the <i>Sewer and Water</i> section of this brochure for details. Overhead electrical service runs parallel to the south side of Willow Fishhook Rd but does not extend to the parcels.
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 <i>Restrictions</i> . Please check with the borough for more details. There is currently no zoning for the area.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	Parcel 1066 has various debris on site, including a partially constructed chicken coop, and stacks of cut logs. As with all parcels, DNR recommends prospective bidders personally inspect the parcel before placing a bid. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, 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. Both parcels have 15-30ft utility easements around all lot lines, as well as 50ft public access easements, and 50ft Section Line Easements. Please see Record or Survey EPF 20180037 (filed as Plat 2018-113) for details.
Survey and MTRS	Willow Creek Woodlands is located in Section 6, Township 19 North, Range 3 West, Seward Meridian. The area is shown on Records of Survey, DNR File Number EPF 20160068 and EPF 20180037. These surveys have been filed as Plats 2018-12 and 2018-113 in the Palmer Recording District. Please see EPF 20180037 (filed as Plat 2018-113) for details on easements.
Rights-of-Way	Rights-of-way in the subdivision are undeveloped section-line and public access easements.



Various junk and debris on Parcel 1066

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1066	233344	Gov't Lot 2	40.07	\$42,100
1067	233351	Parcel 4	40.00	\$37,800

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.