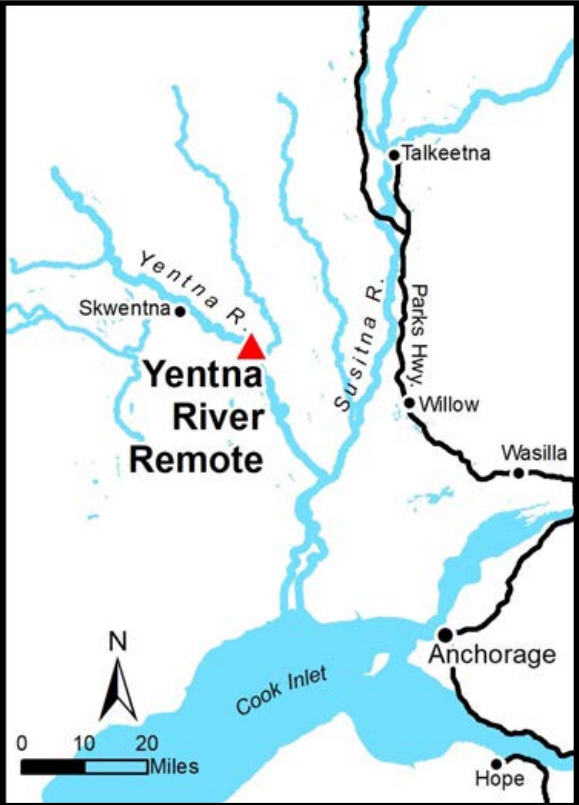
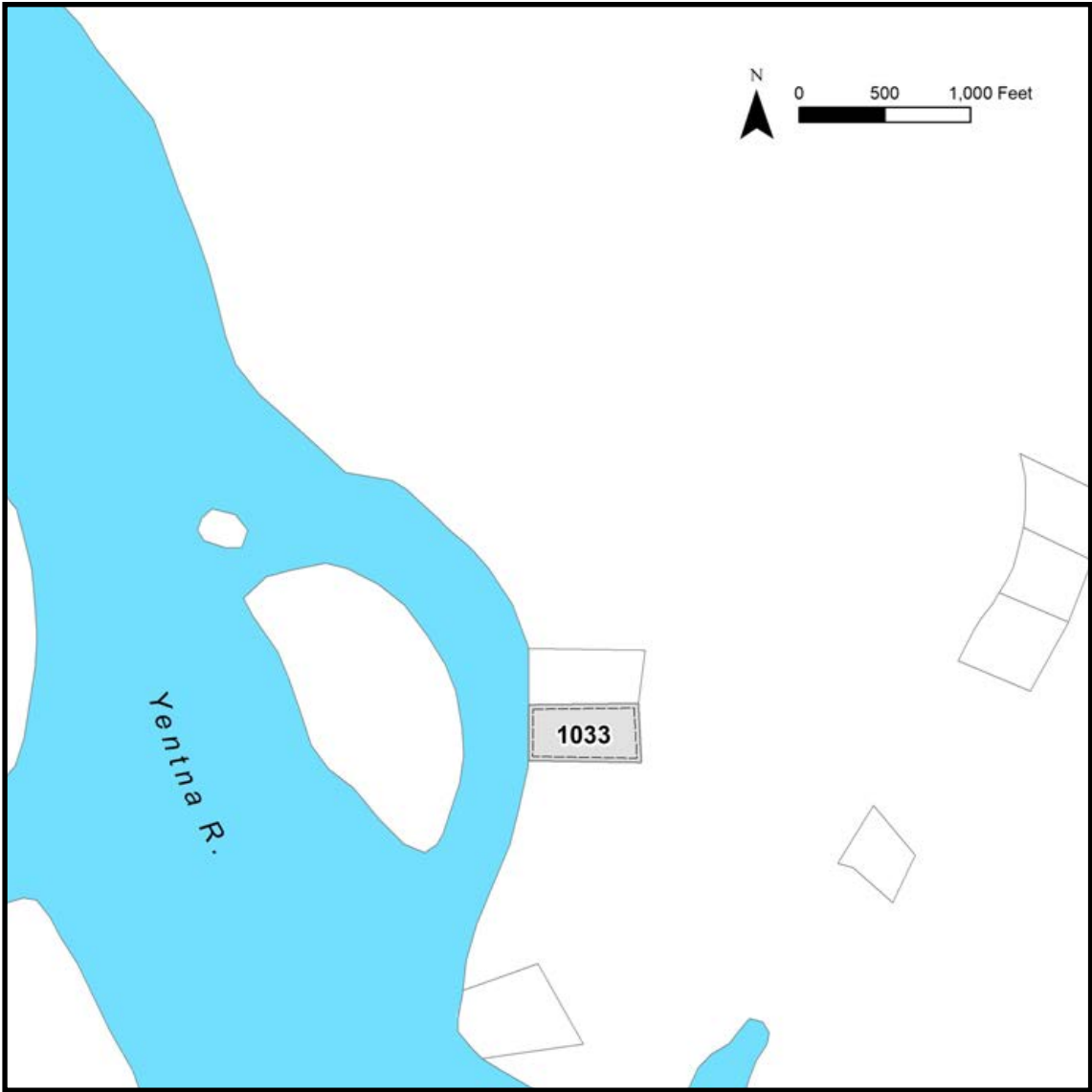


YENTNA RIVER REMOTE



Location	Yentna River Remote is located along the east bank of the Yentna River, approximately 13 miles south of the mouth of the Skwentna River, and 2.25 miles north of the Kahiltna River.
Access	Primary access to the area is by boat from the Yentna River. Access by float/ski plane or snow machine may be possible.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> 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. There is currently no zoning for the area.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	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, public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 25ft public access easement on all lot lines, and a 50ft public access easement from the ordinary highwater mark of the river.
Survey and MTRS	Yentna River Remote is ASLS 82-175, located in Section 30, Township 21 North, Range 8 West, Seward Meridian. The survey has been filed as Plat 84-58 in the Talkeetna Recording District.
Rights-of-Way	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1033	209570	B	4.97	\$21,900

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.