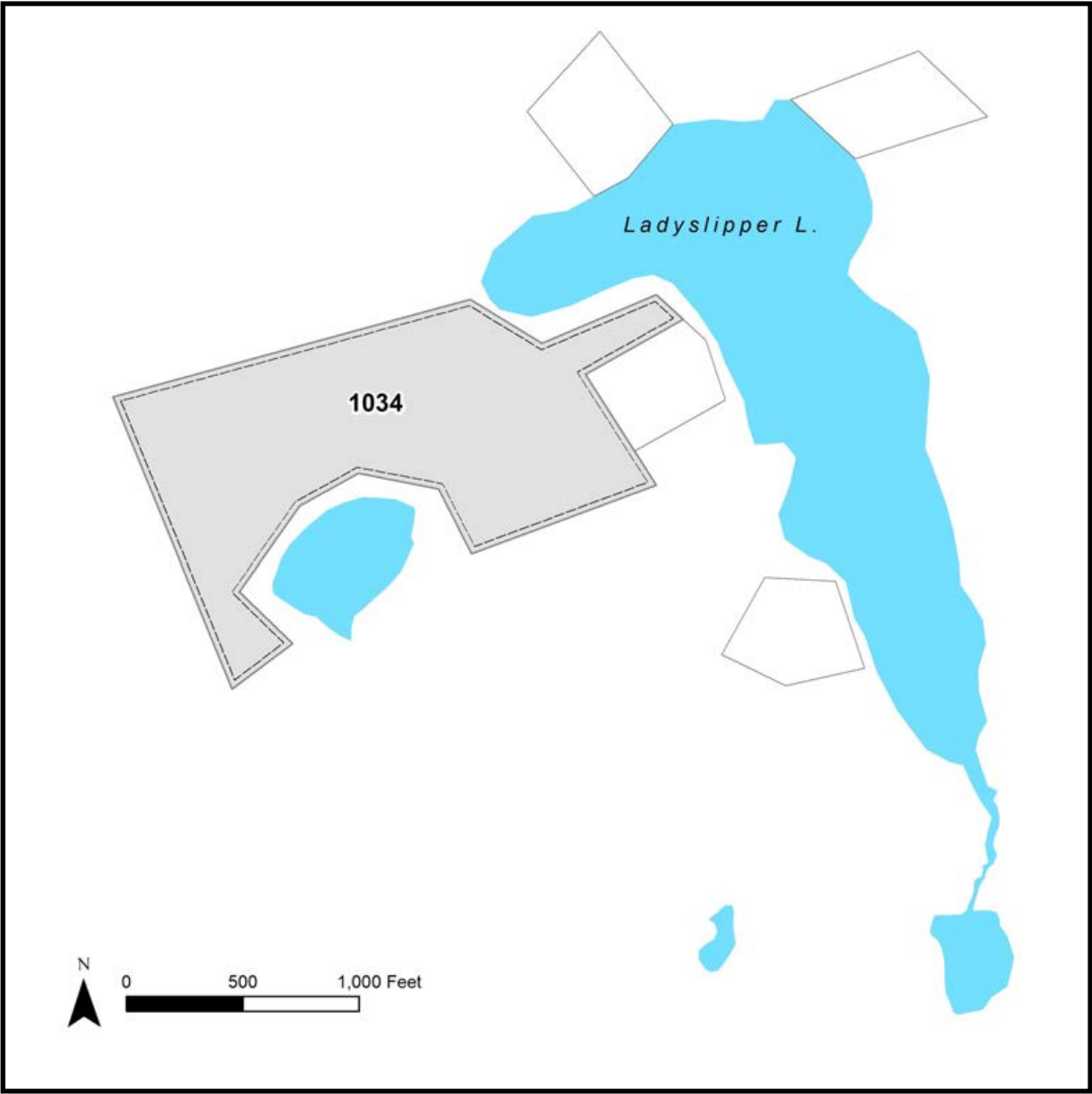


YENTNA UPLANDS NON-AG HOMESTEAD



Location	The Yentna Uplands parcel is located 2.25 miles west of the big bend of the Yentna River, on the west shore of Ladyslipper Lake
Access	Primary access is by float/ski plane to Ladyslipper Lake. Winter snowmachine access 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	This parcel 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 along all lot lines. There is also a 50ft public access easement and 100ft building setback along the ordinary high-water line of any water frontage. A section line bisects the parcel with a 50ft section line easement on each side of the line. See plat for details.
Survey and MTRS	Yentna Uplands Non-Ag Homestead is ASLS 87-214, located in Section(s) 16 & 17 Township 19 North, Range 7 West, Seward Meridian. The survey has been filed as Plat 90-59 in the Talkeetna Recording District.
Rights-of-Way	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	MINIMUM BID
1034	221613	39.95	\$32,900

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.