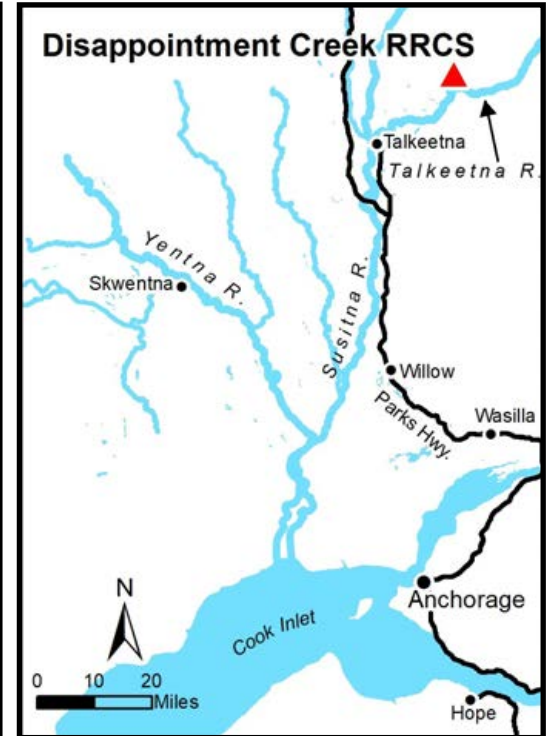
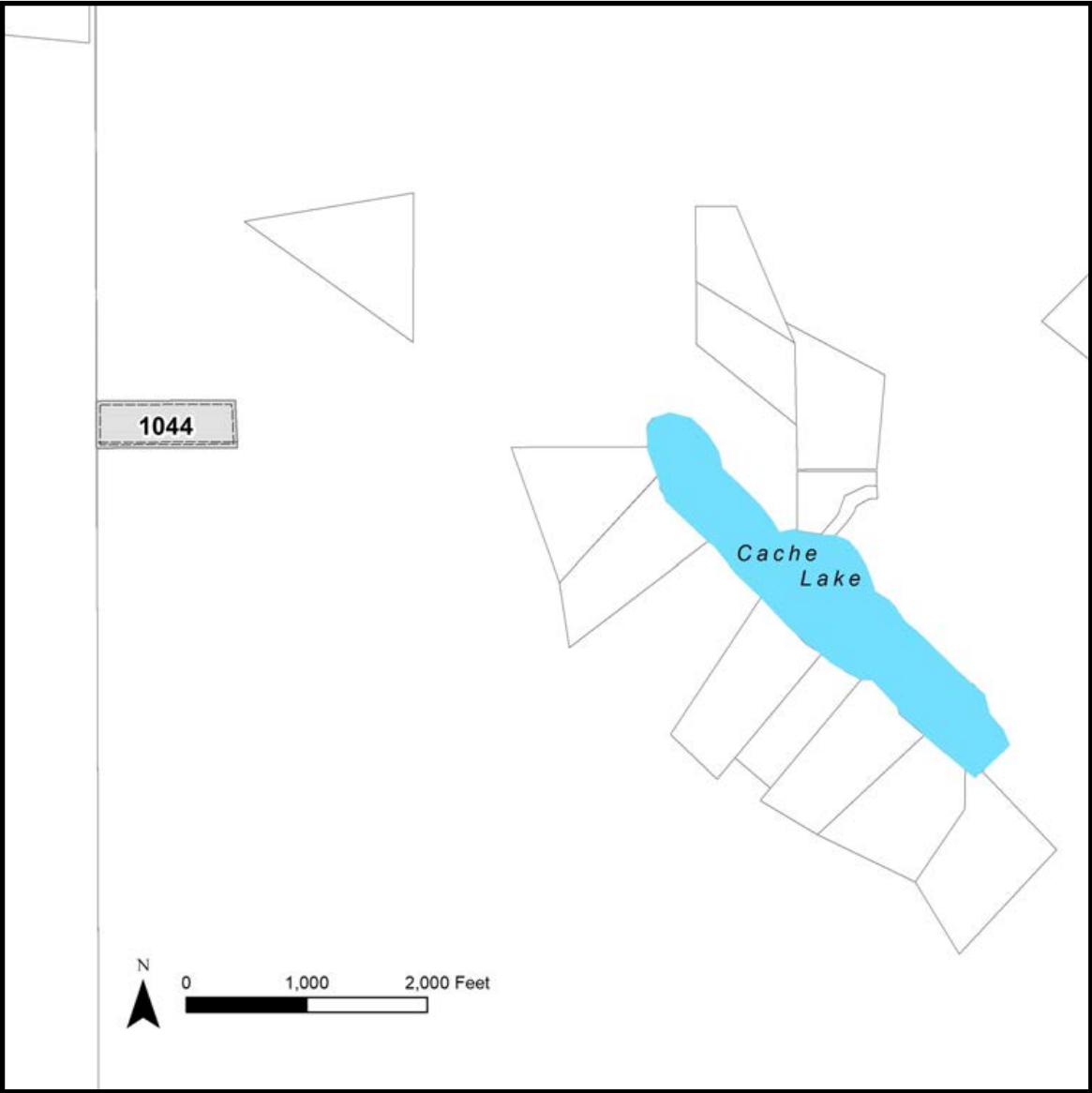


DISAPPOINTMENT CREEK RRCS



Location	Disappointment Creek is approximately 16 miles northeast of Talkeetna.
Access	Primary access is via floatplane to area lakes, then overland to the parcel. There is a lake approximately 0.75 miles east of the parcel, and another approximately 1.5 miles south. Winter access may be possible by ski plane or snowmachine.
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.
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	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 and utility 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 30ft public access and utility easement along interior lot lines, and a 50ft section line easement along the south and west lot lines. See plat for details.
Survey and MTRS	Disappointment Creek RRCS is ASLS 2009-4, located in Section 19, Township 28 North, Range 2 West, Seward Meridian. The survey has been filed as Plat 2012-11 in the Talkeetna Recording District.
Rights-of-Way	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1044	230435	A	10.40	\$11,000

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.