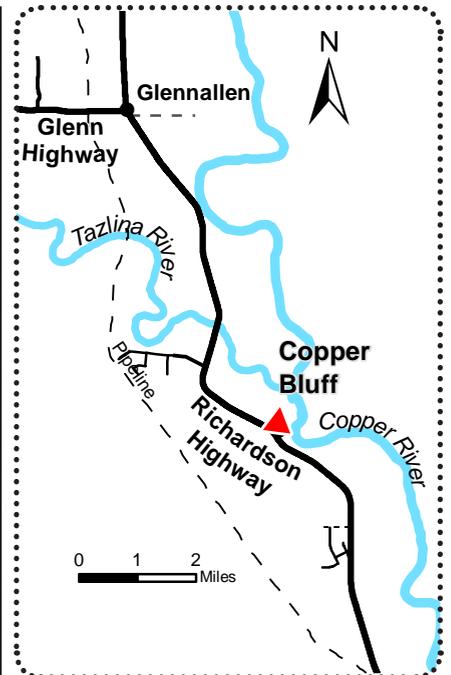




Copper Bluff

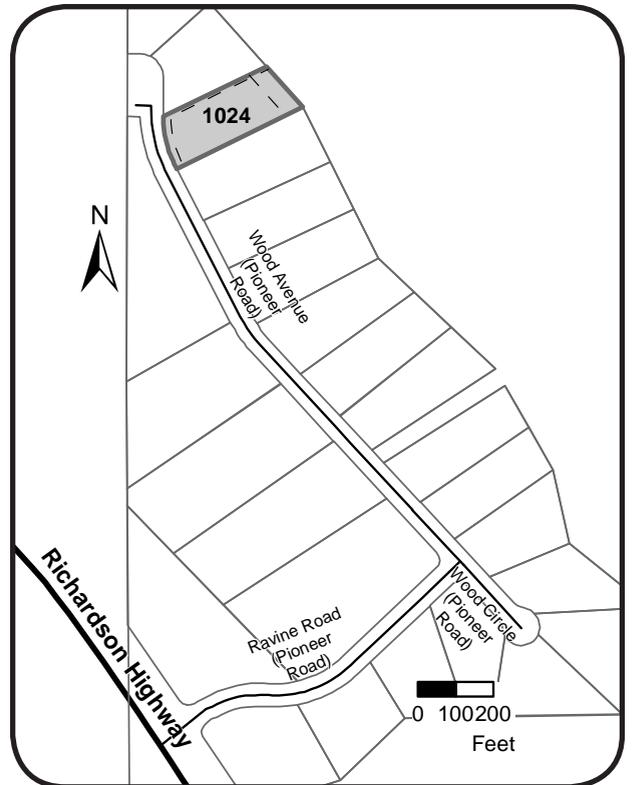


Parcel 1024 (ADL 230584) in Copper Bluff



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1024	230584	1.11	3	2	\$26,600

WHY BUY?
Copper Bluff is located on top of a bluff overlooking the confluence of the Tazlina and Copper Rivers, with views of the Wrangell Mountains.
LOCATION
Copper Bluff is 7 miles south of Glennallen on the Richardson Highway.
ACCESS
Access is by Ravine Road, a pioneer road from the Richardson Highway.
RIGHT-OF-WAY STATUS
The rights-of-way are pioneer roads.
SURVEY & MTRS
Copper Bluff is survey ASLS 2006-61, located in C003N001W22. The survey has been filed as plat 2008-12 in the Chitina Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. There is a 50 foot building setback along the eastern lot line. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Southeast AK
 Mat-Su Road
 Kodiak
Copper River Valley
 Susitna Valley Remote
 Southwest AK
 Fairbanks, Elliott Hwy.
 N. Parks Highway
 Steese Highway
 Richardson, AK Highways
 Interior Remote
 General Information