

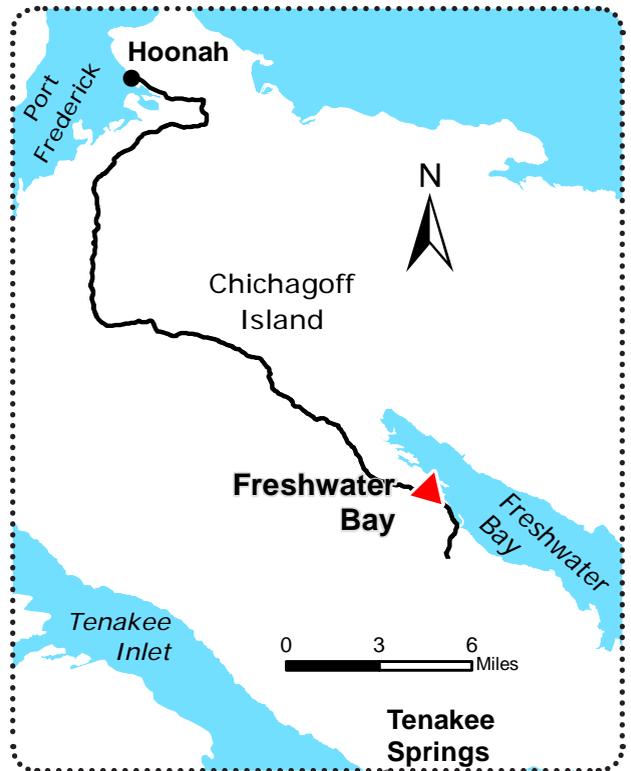
Freshwater Bay

Southeast
AK

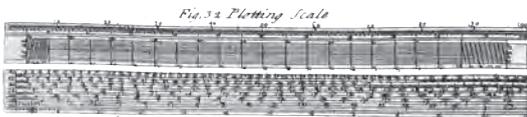


Southern portion of Freshwater Bay subdivision

WHY BUY?
Freshwater Bay offers southeast Alaska ocean front and road-accessible parcels. Perfect for boating with easy access to Tongass National Forest.
LOCATION
Freshwater Bay Subdivision is located on Chichagoff Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
ACCESS
The subdivision features oceanfront lots with frontage on Freshwater Bay and interior lots with frontage on a gravel Forest Service Road. The oceanfront lots are accessible by floatplane or skiff. The gravel road allows for seasonal access from Hoonah and was in good condition at the time of inspection. In the winter snowmachine access may be possible.
RIGHT-OF-WAY STATUS
The platted right-of-way is a Forest Service gravel road.
SURVEY & MTRS
Freshwater Bay is survey ASLS 2010-44, located in C045S063E34, C046S063E03. The survey has been filed as plat 2012-13 in the Sitka Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcel 1005 (ADL 108193) is subject to a 100 foot building setback from the road. 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 Limited 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.

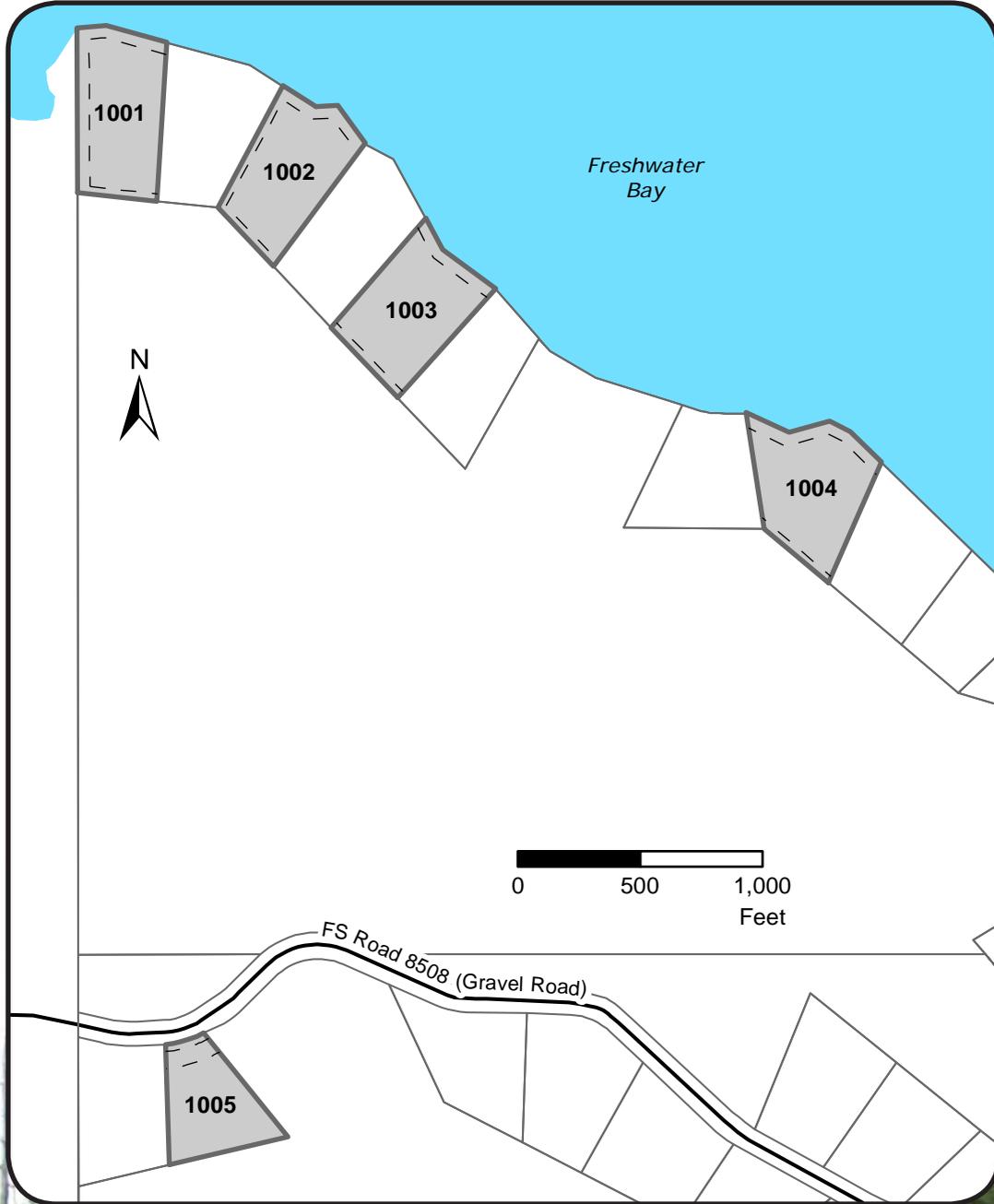


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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





Freshwater Bay



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1001	108183	5.51	1	9	\$71,600
1002	108185	5.35	3	9	\$69,600
1003	108187	5.43	5	9	\$70,600
1004	108189	5.36	2	8	\$66,200
1005	108193	3.73	2	1	\$44,800

Southwest
AK

Mat-Su
Road

Kodiak

Copper River
Valley

Susitna Valley
Remote

Southwest
AK

Fairbanks,
Elliott Hwy.

N. Parks
Highway

Steele
Highway

Richardson,
AK Highways

Interior
Remote

General
Information