



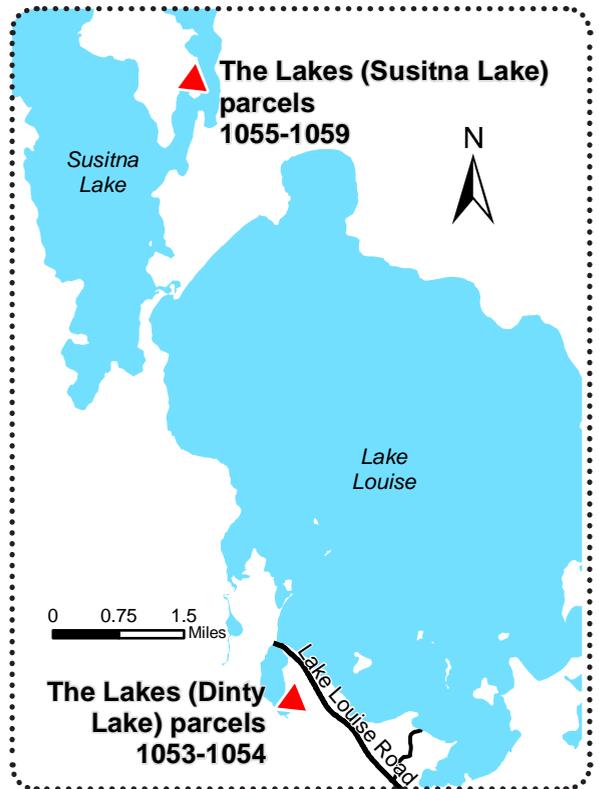
The Lakes

Copper River Valley



Parcels 1057-1059 (ADLs 232079-232081) on Susitna Lake

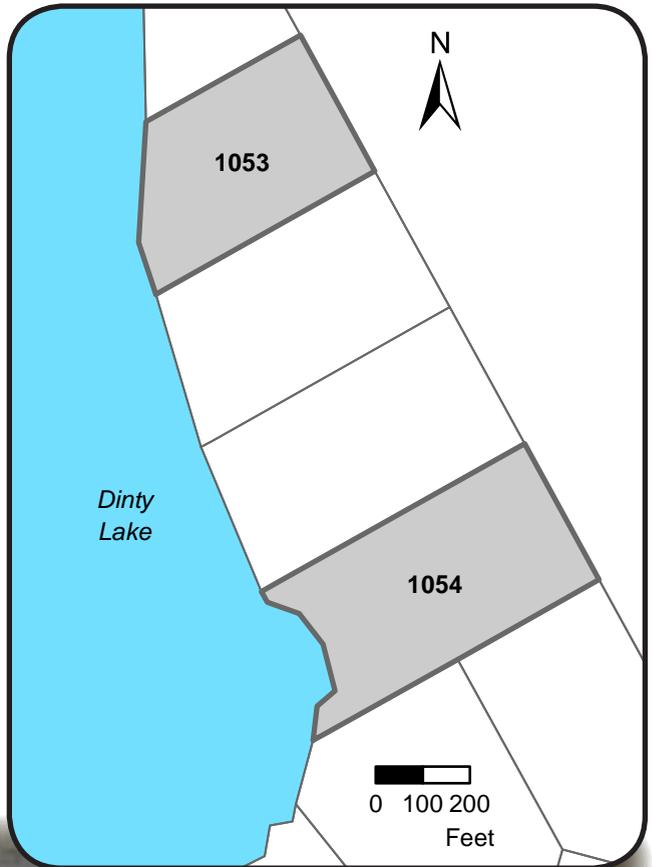
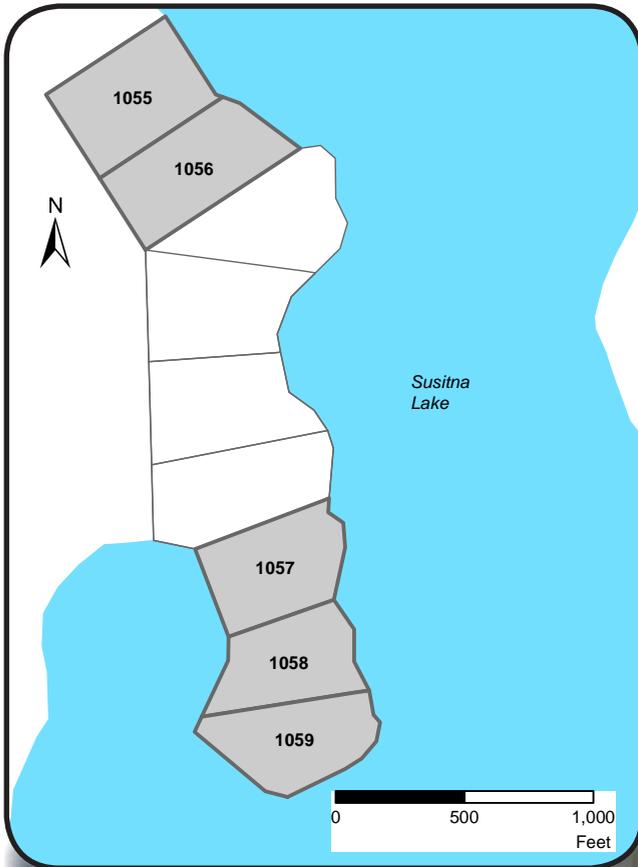
WHY BUY?
The Lakes features parcels on Dinty Lake and Lake Susitna with excellent opportunities for boating, fishing, hunting, snowmachining, and other outdoor activities.
LOCATION
Parcels 1053 and 1054 (ADLs 232051 and 232052) are along the eastern shore of Dinty Lake. Parcels 1055 through 1059 (ADLs 232077 to 232081) are located on Lake Susitna, approximately 8 miles from Lake Louise State Recreation Area.
ACCESS
Access is by boat, float plane, or snowmachine from Lake Louise Rd. The Lake Louise State Recreation Area offers boat launching and parking.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
The Lakes is survey USS 3494, 4582, located in C006N007W19,C007N008W12,13.
RESTRICTIONS
All parcels in The Lakes will be subject to the following restrictions as a condition of sale:-50 foot public access easement upland from ordinary high water.-100 foot building setback upland from ordinary high water.-50 foot public access easements along certain upland lot lines.-30 foot utility easements along certain upland lot lines. For detailed depictions of these easements, please contact DNR Land Sales at 907-269-8594. 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 is within the boundary 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 above. Please check with the borough for details of current ordinances.
NOTES
This area is in a Full 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/>.



The Lakes



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY (USS)	MINIMUM BID
1053	232051	3.59	3	3494	\$24,600
1054	232052	4.69	6	3494	\$29,000
1055	232077	4.88	1	4582	\$29,600
1056	232078	4.96	2	4582	\$29,800
1057	232079	4.44	7	4582	\$30,500
1058	232080	3.99	8	4582	\$28,400
1059	232081	4.22	9	4582	\$33,500

Parcels 1053-1054 (ADLs 232051-232052) on Dinty Lake are at the bottom of the photo.

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