

Map 26 - Bear's Den Subdivision ASLS 82-125

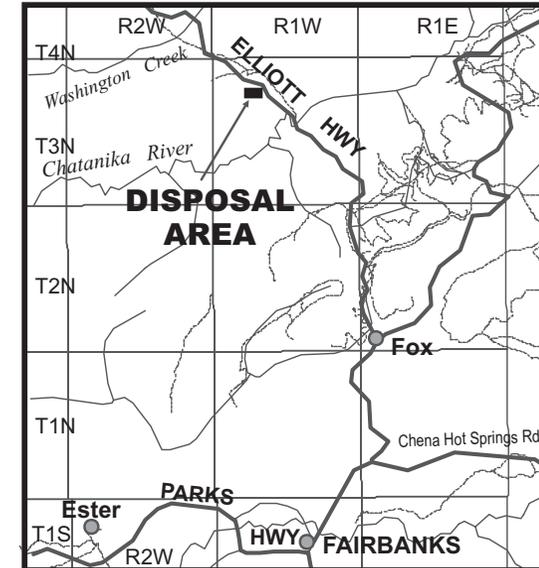
Location	Bear's Den Subdivision is located 20 miles north of Fairbanks on the Elliott Highway.
Topo Map	USGS Quad Livengood A-2
Access	Access to this parcel is via Himalaya Drive, which intersects the Elliott Highway at mile 14.25, then south along an unnamed section line road, then east on Yogi Drive. All roads except the Elliott Highway are unpaved.
Terrain	This area has gently sloping terrain with a southern or southeastern aspect.
Soils	Gilmore and Minto series silt loam underlain by fractured schist bedrock, poorly drained at low elevations.
Vegetation	Birch and white spruce dominate the higher elevations with black spruce and moss in lower, poorly drained areas.
Water Front	None
View	Potential view of the surrounding low hills.
Climate	Average winter temperatures range from -22 to 26 degrees F; average summer temperatures range from 35 to 65 degrees F. Average annual precipitation is 15 inches.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation. This parcel has been approved by the ADEC for on-site wastewater disposal.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-125. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	The subdivision is within the Bear's Den Service Area.
Other	There are active mining claims in the vicinity of this subdivision. Currently, the subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
81	409989	F003N001W08	ASLS 82-125	4	2	4.594	\$3,700

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

Vicinity Map

Township 3 North,
Range 1 West,
Section 8
Fairbanks Meridian,
Alaska



USGS Quad Livengood, Alaska

Section 8

