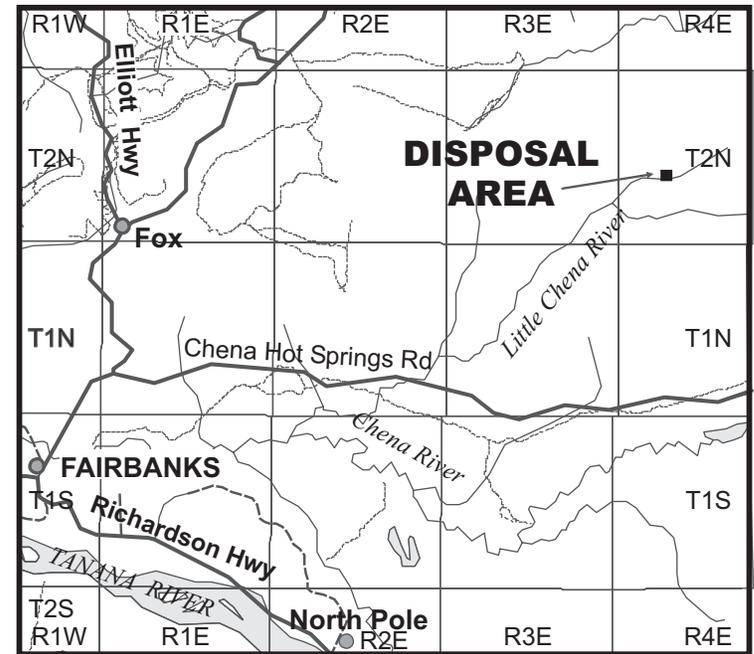


Map 27 - Caribou Creek Remote Odd Lot ASLS 85-41

Location	The Caribou Creek area is located approximately 30 miles northeast of Fairbanks off Chena Hot Springs Road.
Topo Map	USGS Quads Big Delta D-6 and Fairbanks D-1
Access	Access is via Chena Hot Springs Road, then Little Chena Trail or Two Rivers Road. Two Rivers Road runs north from approximately mile 18 Chena Hot Springs Road and intersects with a woodcutting road after about 1.4 miles. The woodcutting road runs northwest and connects with Little Chena trail in Section 10, Township 1 North, Range 3 East. Little Chena Trail continues to the northeast along the Little Chena River. Presently suitable for winter use only, the Little Chena Trail may be developed as an all-season logging road to and from the Tanana Valley State Forest. ADL 410720 is located approximately 1/8 mile east of the Little Chena Trail and fronts Caribou Creek. Two Rivers Road and the associated wood cutting road are generally suitable for year-round vehicle traffic.
Terrain	The area is characterized by the Caribou Creek and Anaconda Creek drainages, surrounded by hills with elevation ranging from approximately 700 to 2,100 feet above sea level.
Soils	Unknown
Vegetation	Large white spruce and cottonwoods are found on stream bottoms, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch, and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
Water Front	The southern border of the parcel fronts Caribou Creek.
View	Potential views of the surrounding mountains, streams and valleys.
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	Water from streams is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown. Filtering and disinfecting surface water before use is recommended.
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.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 85-41. 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	None
Other	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. There are active mining claims located within 1/2 mile of this parcel.



USGS Quad Livengood, Alaska

Vicinity Map

Township 2 North, Range 4 East,
Section 20
Fairbanks Meridian, Alaska

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>.

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
82	410720	F002N004E20	ASLS 85-41	A	19.030	\$19,000

