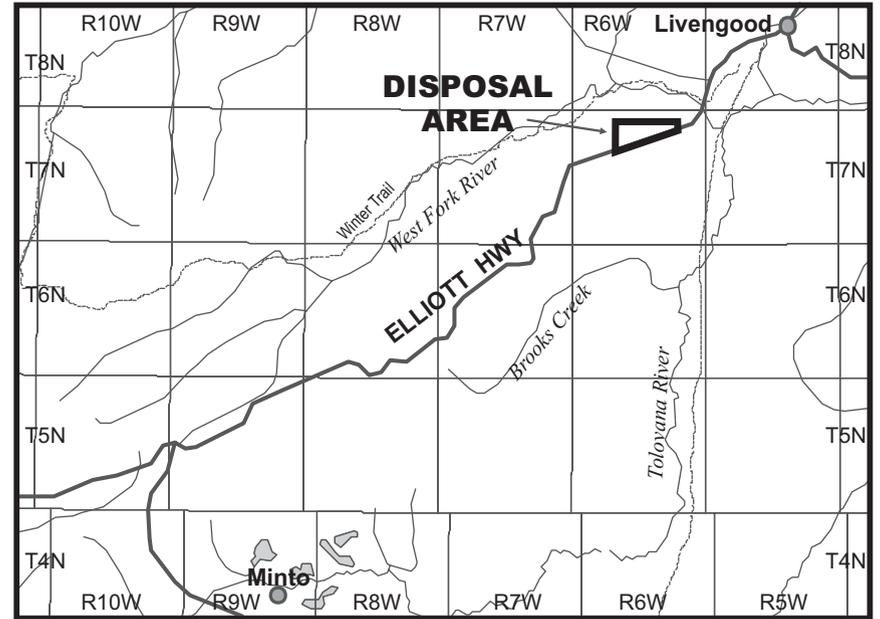


Map 28 - Cascaden Subdivision ASLS 86-98

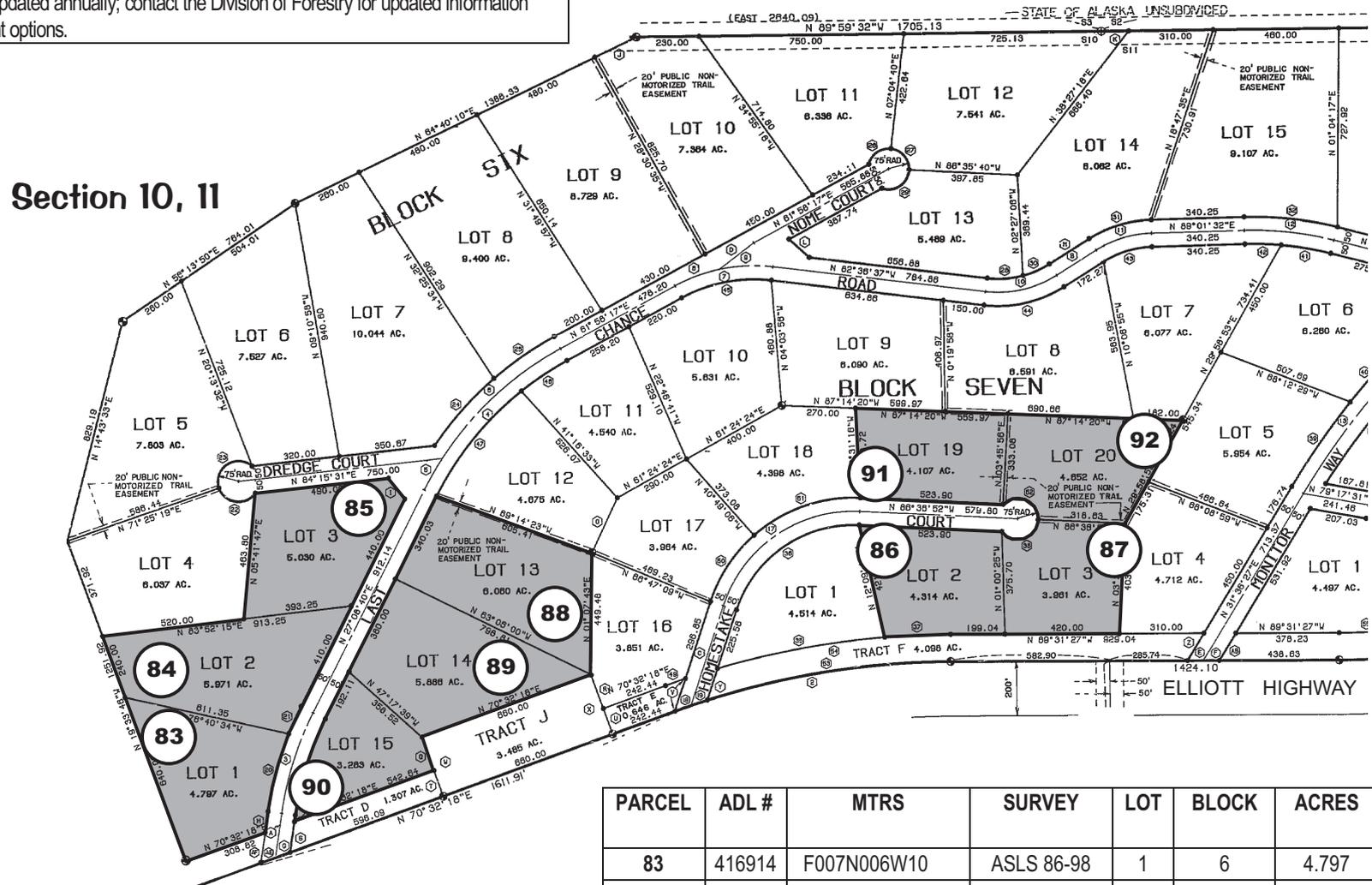
Location	Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and eight miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.
Topo Map	USGS Quad Livengood B-4
Access	Access to the subdivision is via the Elliott Highway and then via Homestake Court or Last Chance Road. Homestake Court is constructed along approximately half its length. Last Chance Road is not constructed.
Terrain	The subdivision lies primarily on a south facing slope with elevation ranging from 900 to 1,500 feet.
Soils	Soils are generally well drained.
Vegetation	Vegetation consists mostly of birch and spruce interspersed with willow and alder.
Water Front	None
View	View of the surrounding woods as well as lakes within the valley to the south.
Climate	Average winter temperatures range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 11 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 the Alaska Department of Environmental Conservation.
Utilities	Telephone service is available within the subdivision. Service to individual lots will need to be established.
Restrictions	Subject to platted easements and reservations, see ASLS 86-98. Driveways may not be constructed directly from the Elliott Highway, but must be established from dedicated rights-of-way within the subdivision.
Municipal Authority	None
Homeowners Association	Unknown
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.



USGS Quad Livengood, Alaska

Vicinity Map

Township 7 North, Range 6 West, Section 10, 11
Fairbanks Meridian, Alaska



PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
83	416914	F007N006W10	ASLS 86-98	1	6	4.797	\$6,700
84	416915	F007N006W10	ASLS 86-98	2	6	5.971	\$8,400
85	416916	F007N006W10	ASLS 86-98	3	6	5.030	\$7,000
86	413687	F007N006W10	ASLS 86-98	2	7	4.314	\$6,000
87	413688	F007N006W10,11	ASLS 86-98	3	7	3.961	\$5,500
88	416917	F007N006W10	ASLS 86-98	13	7	6.080	\$8,500
89	416918	F007N006W10	ASLS 86-98	14	7	5.886	\$8,200
90	416919	F007N006W10	ASLS 86-98	15	7	3.283	\$4,600
91	413694	F007N006W10	ASLS 86-98	19	7	4.107	\$5,700
92	413695	F007N006W10, 11	ASLS 86-98	20	7	4.652	\$6,500

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>.