

Map 29 - Delta Ag ASLS 78-93

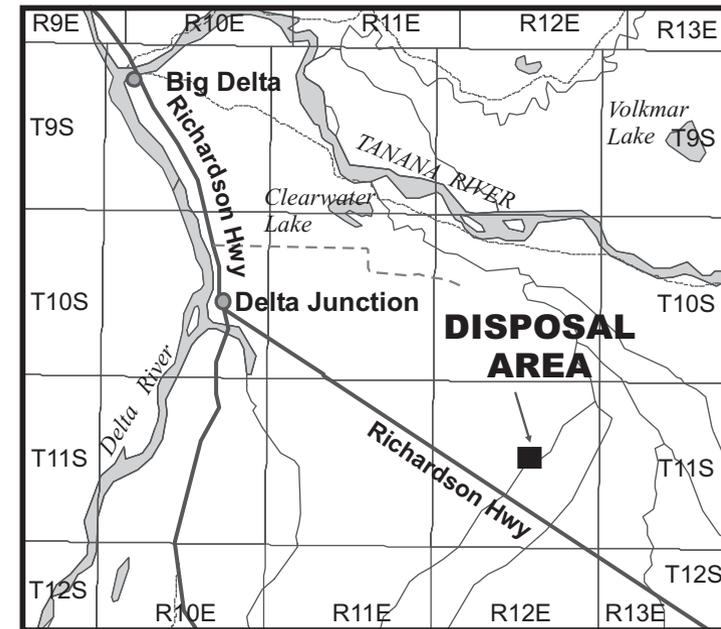
Location	The Delta Ag Subdivision is located approximately 12 miles southeast of Delta Junction and one mile north of the Alaska Highway.
Topo Map	USGS Quad Mt. Hayes D-3
Access	This parcel is accessible from the Alaska Highway and Spruce Road. Spruce Road intersects the Alaska Highway at milepost 1,410.
Terrain	The area is nearly level with elevation levels between 1,100 to 1,200 feet above mean sea level.
Soils	Soil is predominately well-drained sandy silt-loam with underlying gravel; exposed soils may be susceptible to wind erosion.
Vegetation	Vegetation includes aspen, birch, and stands of black spruce regeneration.
Water Front	None
View	Potential view of the Alaska Range.
Climate	Average winter temperatures range from -31 to 24 degrees F; average summer temperatures range from 35 to 72 degrees F. Average annual precipitation is 15 inches, including 56 inches of snow. This area is very windy.
Water Source	Wells in surrounding areas average 150 to 200 feet.
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. Non-water carried type disposal systems have been approved for this subdivision.
Utilities	Electricity and phone service is available to most of the area; individual parcels must be researched independently to determine utility availability.
Restrictions	Subject to platted easements and reservations, see ASLS 78-93.
Municipal Authority	None
Homeowners Association	None
Other	This subdivision is entirely surrounded by large-scale agricultural development; farming activities include traffic, livestock production, and the use of fertilizers and pesticides. Wild bison herds frequent the region. This parcel is Tentatively Approved (T/A) from the Federal Government. Currently, the subdivision is in 'Critical' 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	BLOCK	TRACT	ACRES	MINIMUM BID
93	401160	F011S012E15	ASLS 78-93	3	10	4.990	\$7,000

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 11 South,
Range 12 East,
Section 15
Fairbanks Meridian,
Alaska



USGS Quad Big Delta, Alaska

