

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>.

Map 33 - Fairbanks Odd Lots

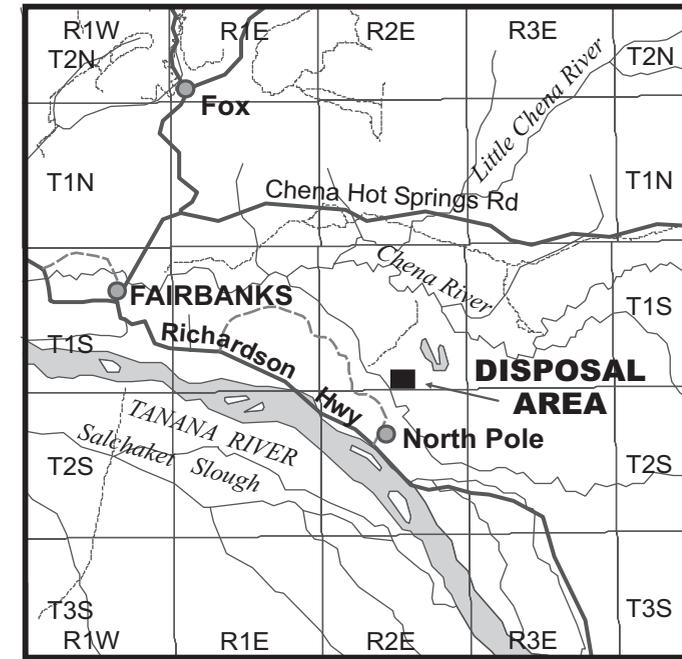
Location	Both Fairbanks Odd Lots are located in North Pole, approximately 13 miles southeast of Fairbanks.
Topo Map	USGS Fairbanks D-1
Access	Access is via the Richardson Highway milepost 349.5, then northwest on Badger Road to Plack Road, then east on Plack to Hollowell Road. ADL 57683 is located at the corner of Hollowell Road and Drum Avenue. ADL 57944 is located approximately 1/2 mile west of the intersection of Hollowell Road and Repp Road.
Terrain	The area consists of mostly level terrain.
Soils	Soils in the North Pole area are mostly composed of lemota peat and goldstream; drainage may be poor.
Vegetation	Mixed spruce and birch forest.
Water Front	None
View	View of surrounding forest.
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. 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 the Alaska Department of Environmental Conservation.
Utilities	Both parcels are located in an established neighborhood with utilities available in the area.
Restrictions	Subject to platted easements and reservations of record.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
Other	Currently, the parcels are 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. ADL 57944 contains abandoned structures, junked vehicles, garbage, and debris. Removal of all items on this parcel will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid. ADL 57683 currently contains abandoned structures, garbage and debris which will be removed from the site prior to November 30, 2003.

PARCEL	ADL #	MTRS	SURVEY	ALIQUOT PART	ACRES	MINIMUM BID
101	57683	F001S002E33	ASRS	NE 1/4 SE 1/4 SE 1/4	10.000	\$46,000
102	57944	F001S002E33	ASRS	NW 1/4 NW 1/4 NE 1/4	10.000	\$16,000

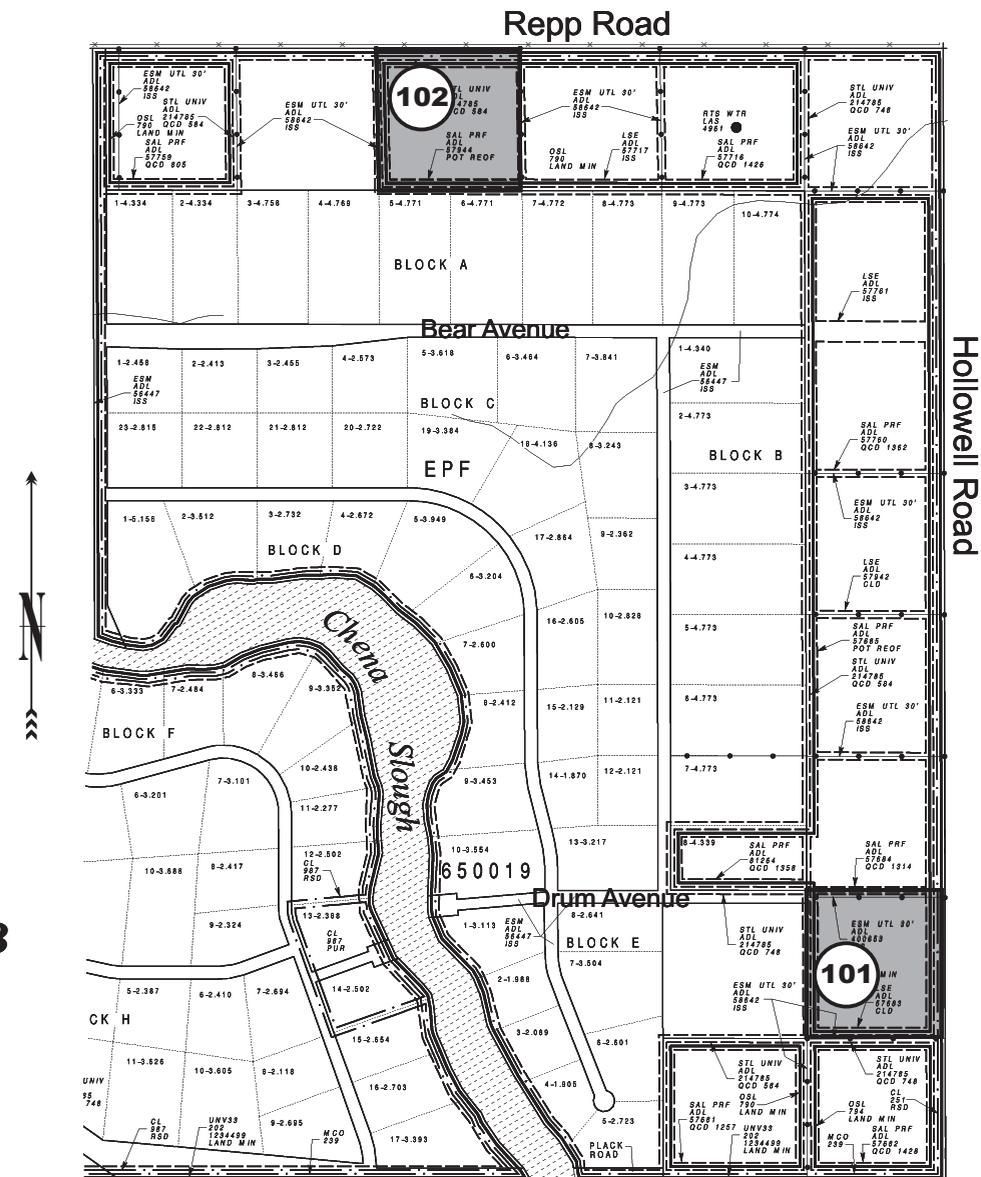
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Vicinity Map

Township 1 South,
Range 2 East,
Section 33
Fairbanks Meridian,
Alaska



USGS Quad Fairbanks, Alaska



Section 33