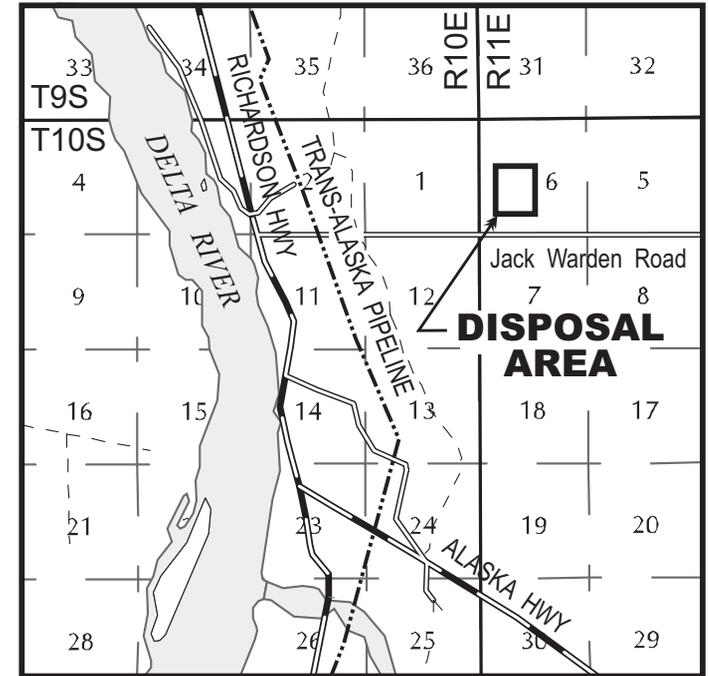


Map 35 - Jack Subdivision ASLS 79-165

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>.

Location	The Jack Subdivision is located approximately two miles north of Delta Junction, within ¼ mile of Jack Warren Road. It is within the city limits of Delta Junction.
Topo Map	USGS Qua Big Delta A-4
Access	Access is from the Richardson Highway to Jack Warren Road, then north on Tanana Loop Road ¼ mile to South Eielson Avenue.
Terrain	The terrain is mostly flat to gently sloping in the northeast direction.
Soils	Unknown
Vegetation	Vegetation is a mixed spruce and hardwood forest.
Water Front	None
View	View of surrounding forest.
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.
Water Source	Groundwater should be available within reasonable depths.
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	There are utilities available within the subdivision.
Restrictions	Subject to platted easements and reservations of record, ASLS 79-165. 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 Delta Junction city limits.
Homeowners Association	None
Other	ADL 405091 contains abandoned vehicles and debris which will be removed prior to November 30, 2003. ADL 405091 also contains a cabin and trailer which WILL NOT be removed and are included in the price of the parcel. 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. Jack subdivision is close to the Delta Agriculture Project. Farming activities include traffic, livestock production, and the use of fertilizers and pesticides.



USGS Quad Big Delta A-4, Alaska

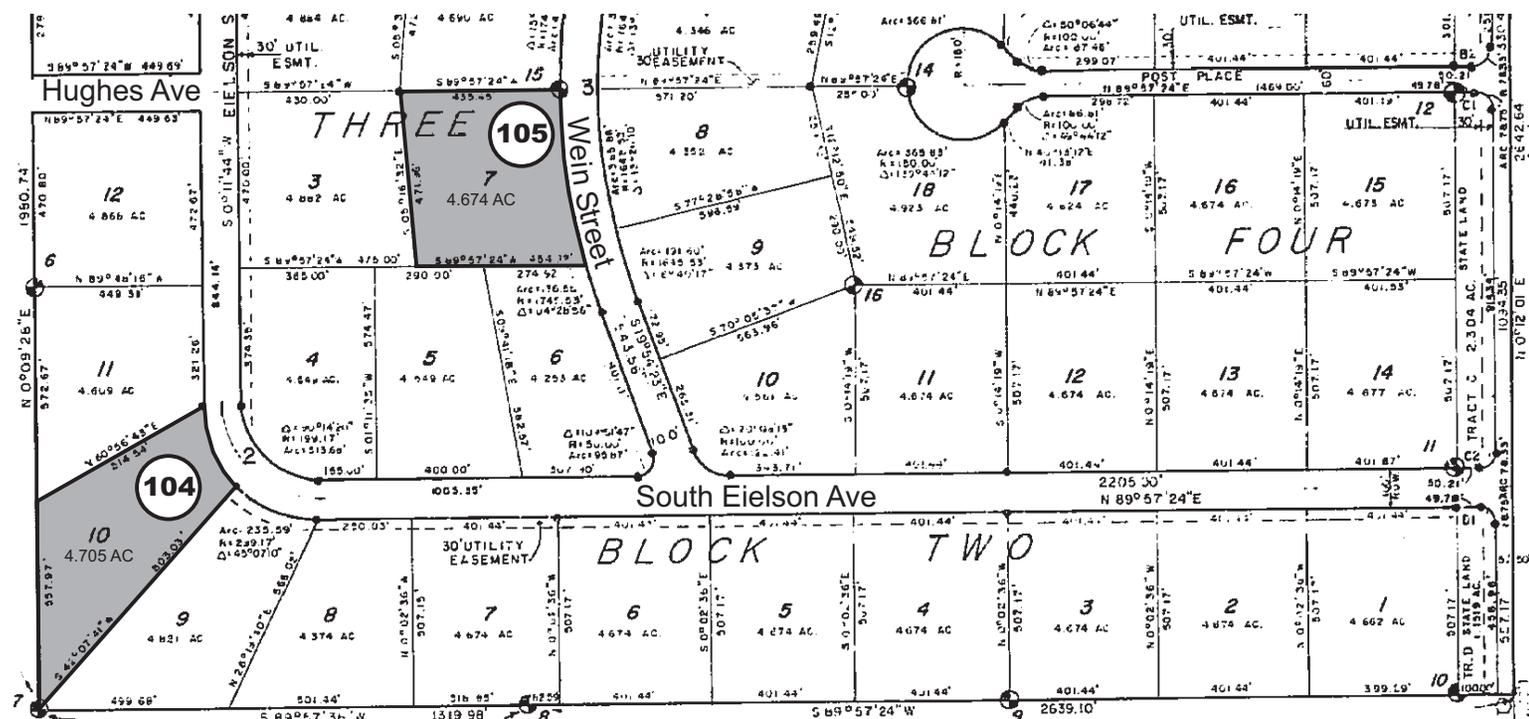
Vicinity Map

Township 10 South, Range 11 East, Section 6
Fairbanks Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
104	405091	F010S011E06	ASLS 79-165	10	2	4.705	\$13,460
105	405100	F010S011E06	ASLS 79-165	7	3	4.674	\$10,800



Section 6



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