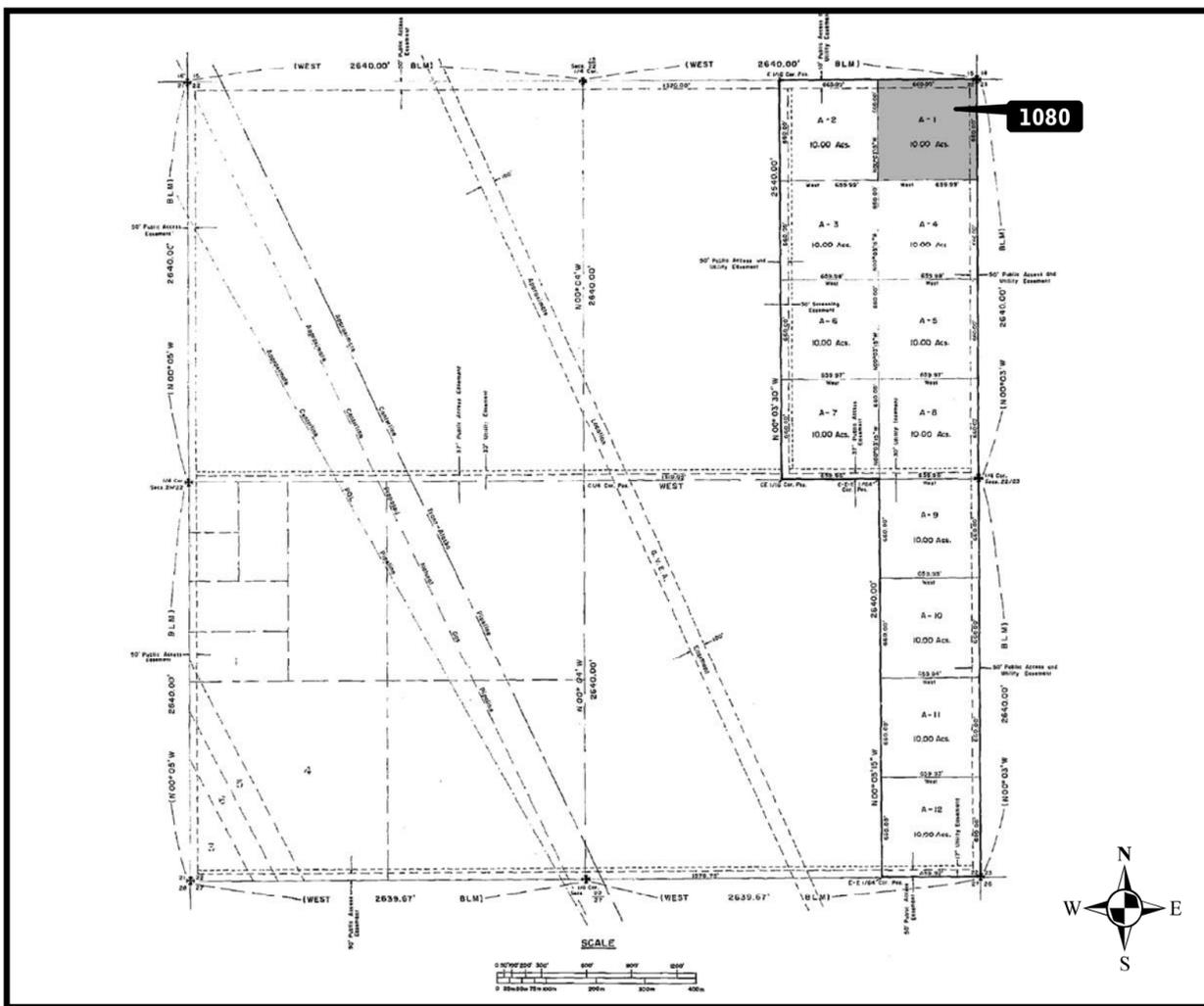


Spring 2005 Alaska State Land Offering -- Auction #435

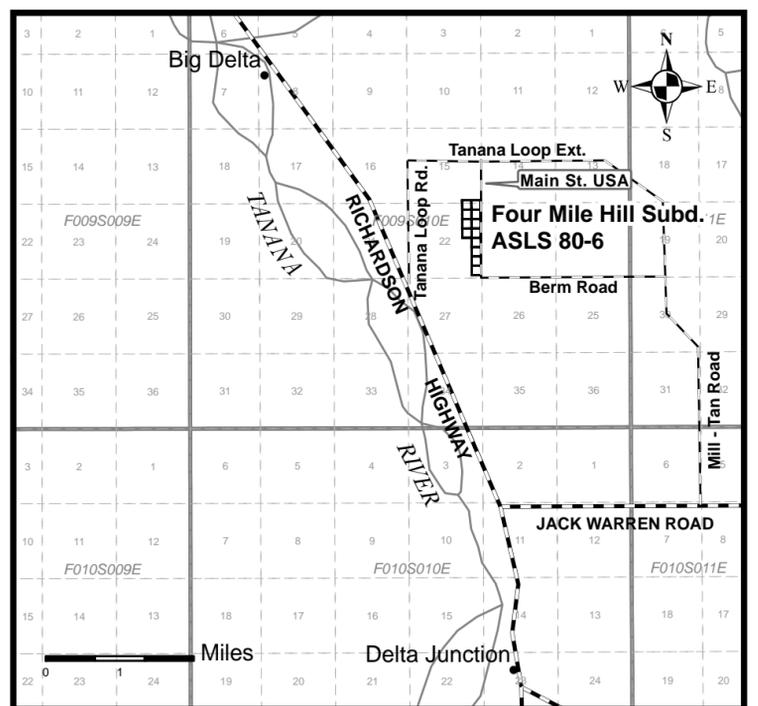
Map 22 - Four Mile Hill Subdivision, ASLS 80-6

Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1080	402612	F009S010E22	ASLS 80-6	A-1	10.000	\$22,500

Location	This subdivision is approximately 6 miles north of Delta Junction, 75 miles southeast of Fairbanks, and is adjacent to the Tanana Loop Agricultural Development area, about 2 miles south of the confluence of the Delta and Tanana Rivers.
Topo Map	USGS Quad Big Delta A-4
Access	Three miles south of the Tanana River Bridge, turn left on Tanana Loop Road. Travel 1 mile then turn right on Tanana Loop Extension and continue 1 mile to Mainstreet, USA.
Terrain	Mostly flat, with an elevation of about 1,050 feet above sea level.
Soils	Sandy or silty loam, sandy gravel, or gravelly sand.
Vegetation	The area consists of black spruce with some stands of white spruce, birch, and aspen.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -22 to 20 degrees F; average summer temperatures range from 49 to 78 degrees F. Average annual precipitation is 12 inches, including 37 inches of snow.
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 (ADEC).
Utilities	Electricity is available along Tanana Loop Extension, but may need to be extended to this particular parcel.
Restrictions	Subject to all platted easements and restrictions of record, see ASLS 80-6. This parcel is also subject to a 100 foot public access easement along the east lot line (ADL 400062).
Municipal Authority	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
Other	This subdivision is located adjacent to an area of large scale agricultural development. Farming activities include traffic, livestock production, and the use of fertilizers and pesticides. This parcel is within proximity to the former Haines-Fairbanks Military Pipeline Corridor, a potential hazard. For more information on this potential hazard visit this website: http://www.state.ak.us/dec/spar/csp/sites/haines_fair_pipe.htm . The parcel 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.



Vicinity Map
Township 9 South, Range 10 East, Section 22
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>.