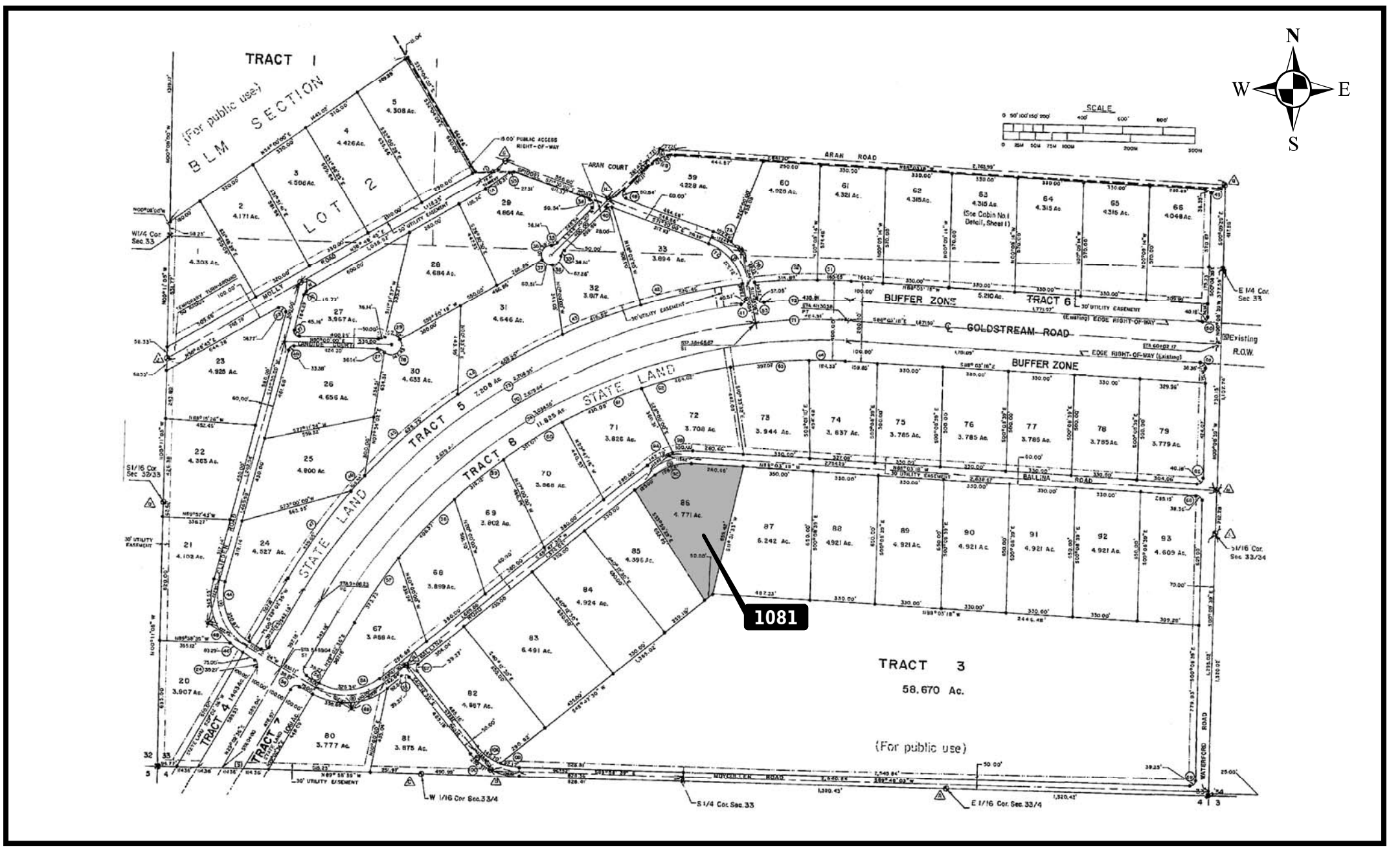
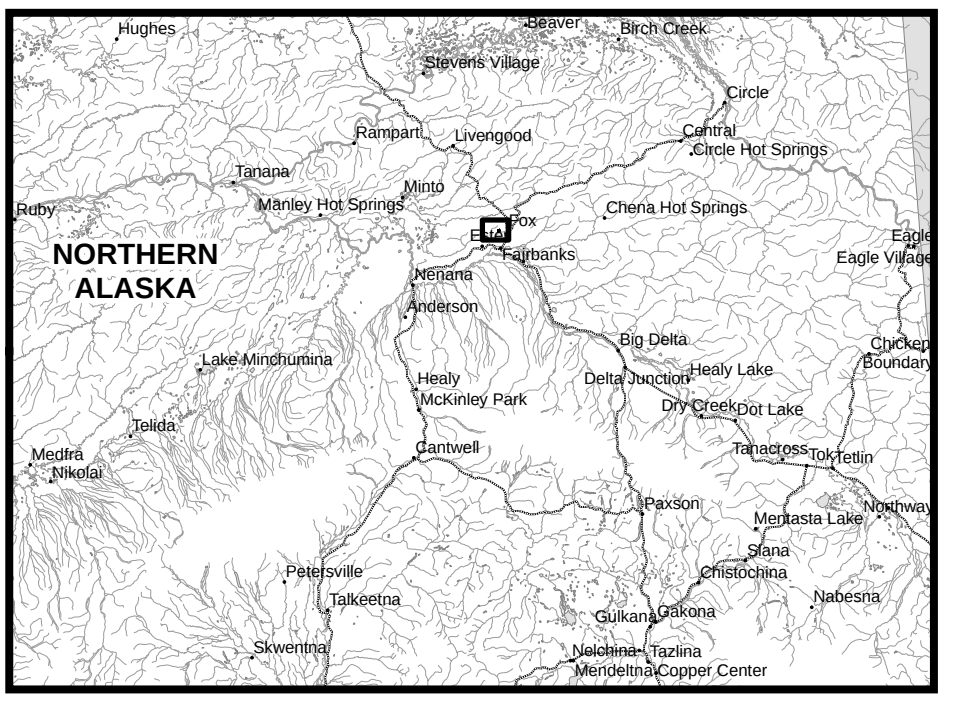
Map 23 - Goldstream AK Subdivision, ASLS 79-163

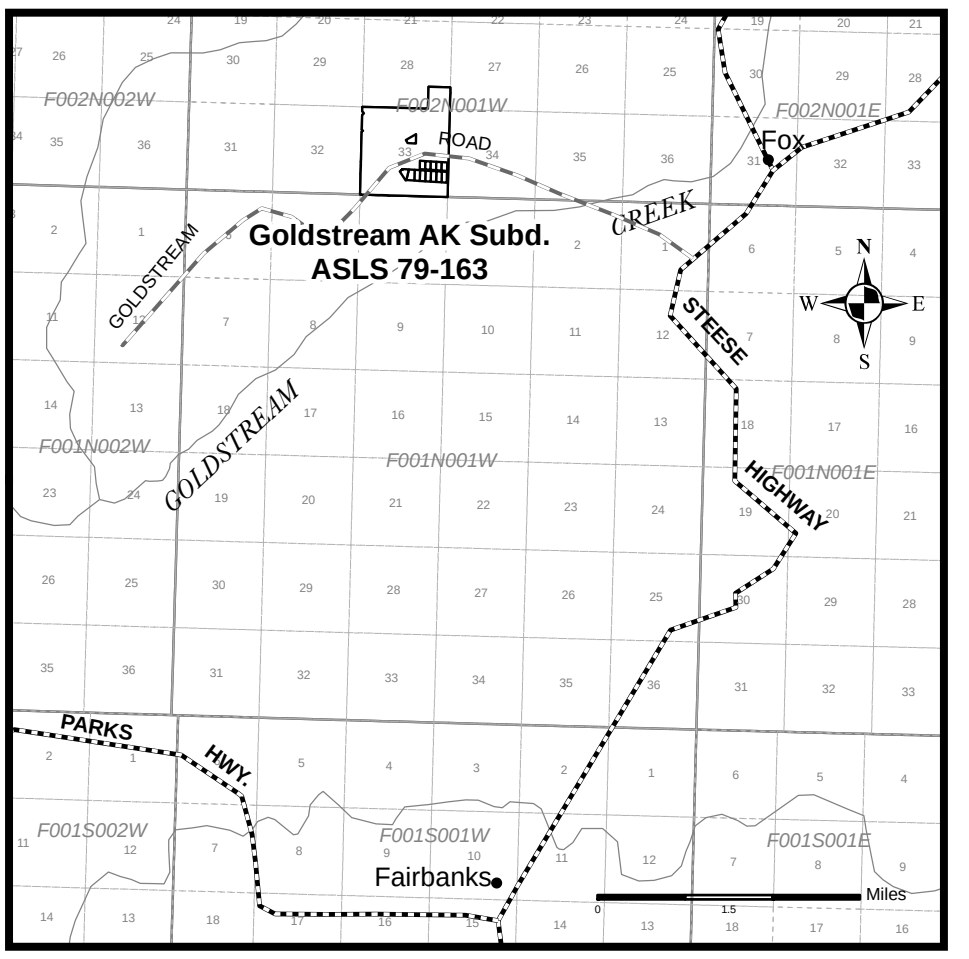
Northern Region



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	ACRES	MINIMUM BID
1081	405689	F002N001W33	ASLS 79-163	86	4.771	$14,300

Location	Located 8 miles north of Fairbanks, in Goldstream Valley, off of Goldstream Road.
Topo Map	USGS Fairbanks D-2
Access	From Fairbanks, take the Steese Highway north to Goldstream Road. Turn left onto Goldstream Road and continue to Ballina Road. The parcel is along this platted road right-of-way, which has been constructed.
Terrain	This subdivision is moderately sloping, with elevations ranging between 800 and 1,000 feet above sea level.
Soils	Soil profile includes Fairbanks series, Ester series, and Minto series.
Vegetation	Birch, willow and black spruce are dominant in the area south of Goldstream Road.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -22 to 28 degrees F; average summer temperatures range from 35 to 60 degrees F. Average annual precipitation is 15 inches, including 63 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 Ballina Road, but may need to be extended to this particular parcel.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 79-163.
Municipal Authority	This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active.
Other	There may be garbage present on the property. Any clean up or removal will become the responsibility of the purchaser. 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 2 North, Range 1 West, Section 33
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*.