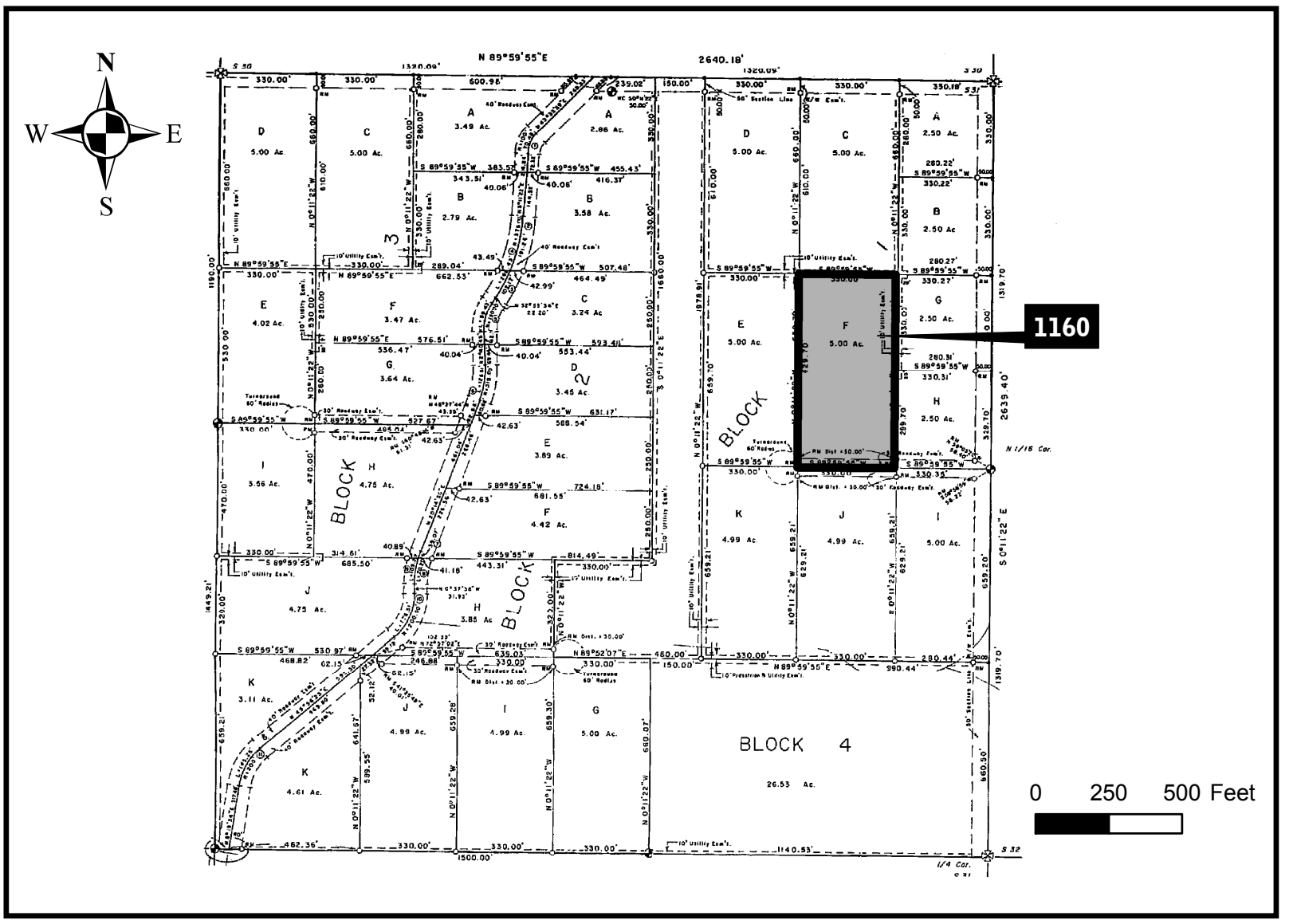
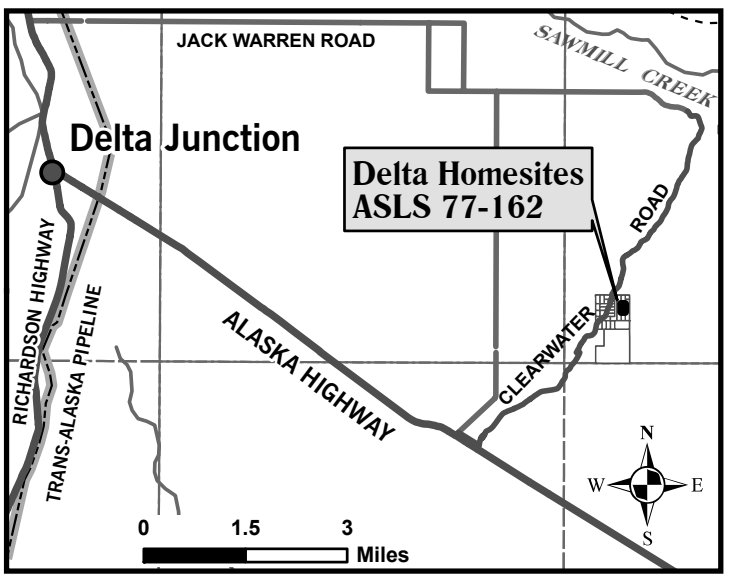
Map 47 - Delta Homesites
ASLS 77-162

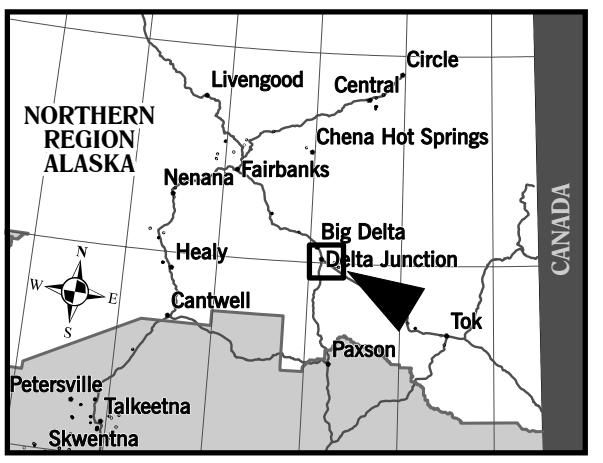
Northern Region



Location	This parcel is located approximately seven miles southeast of Delta Junction, north of the Alaska Highway.
Topo Map	USGS Quad Big Delta A-3
Access	From the Alaska Highway, turn east approximately seven miles south of Delta Junction onto Clearwater Road. Continue for four miles after which access is from unimproved roads within the section line easement on the north and east sides of section 31. Platted access to the parcel is at the north 1/16 corner of section 31.
Terrain	The area is level, with an elevation range of 1,050 to 1,150 feet above sea level.
Soils	Generally, this area has silt loam soils that are shallow to deep over gravel and sand.
Vegetation	Vegetation includes black and white spruce and aspen.
Water Frontage	None
View	Unknown
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 the surrounding areas average 250 to 300 feet deep. The water quality is 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 to most of the area. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 77-162. A public utility easement (ADL 411660) is recorded in the Fairbanks Recording District in Book 222 on Page 621, which affects this parcel.
Municipal Authority	None
Homeowners Association	None
Fire Management	This parcel is in the 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	This subdivision is in close proximity to large-scale agricultural development. Farming activities include traffic, livestock production, and the use of fertilizers and pesticides.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1160	400983	F010S012E31	ASLS 77-162	F	1	5.00	$12,000



Township 10 South, Range 12 East, Section 31
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*.