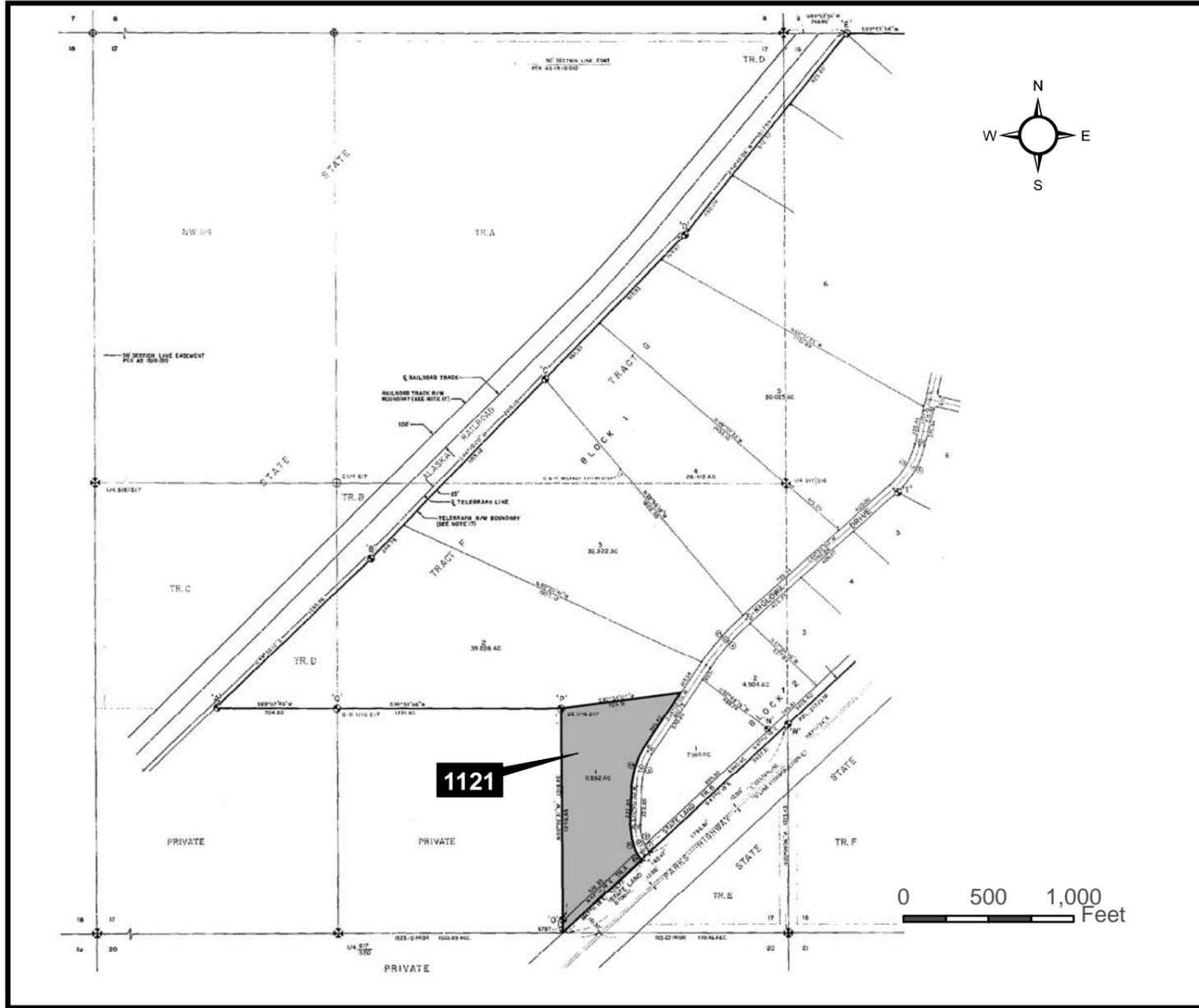


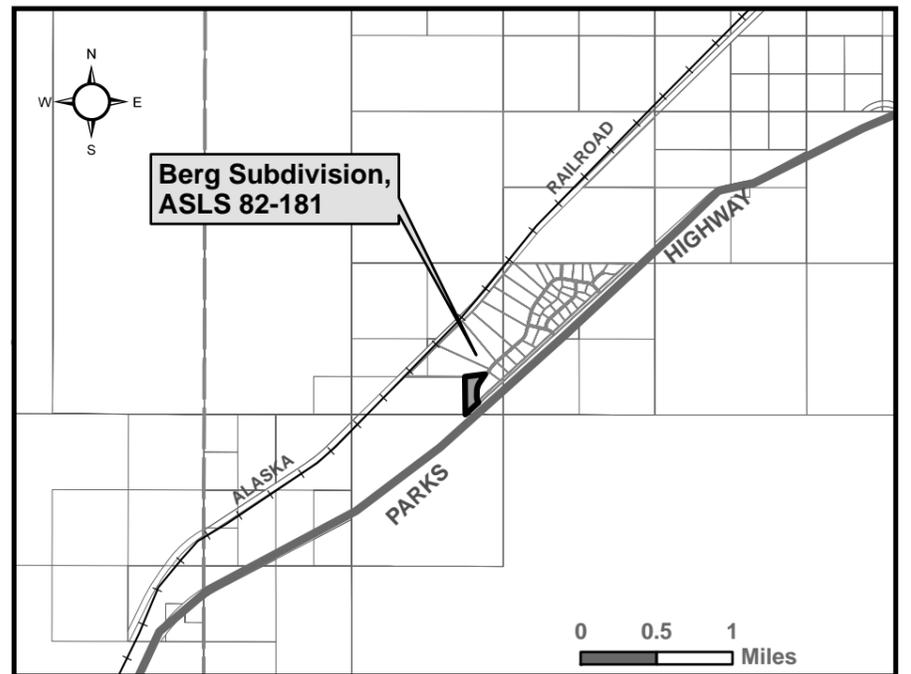
Map 25 - Berg Subdivision ASLS 82-181

Northern Region



Location	This subdivision is located approximately nine miles north of Nenana just to the west of the Parks Highway.
Topo Map	USGS Quad Fairbanks C-4
Access	This parcel may be accessed from mile 313 of the Parks Highway at Kiglowa Drive, an unmarked gravel road.
Terrain	The subdivision consists of gently to moderately sloping lands with an elevation range of 350 to 550 feet above sea level. This parcel slopes moderately down towards the north.
Soils	Soils are moderately well drained and deep consisting of silty loess.
Vegetation	The vegetation is dominantly aspen with some scattered white spruce, wild roses and berry bushes.
Water Frontage	None
View	Area views include the surrounding forest.
Climate	Average winter temperatures range from -24 to 26 degrees F; average summer temperatures range from 37 to 70 degrees F.
Water Source	Water for domestic use may be obtained by well. The quality of the water 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). ADEC has approved this subdivision for individual water wells and individual septic systems.
Utilities	Electricity is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 82-181. 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	None
Homeowners Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Nenana Recording District in Book 29 on Page 472.
Fire Management	The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.
Other	This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
1121	411037	F003S007W17	ASLS 82-181	1	1	11.552	\$27,700



Township 3 South, Range 7 West, Section 17
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>.

