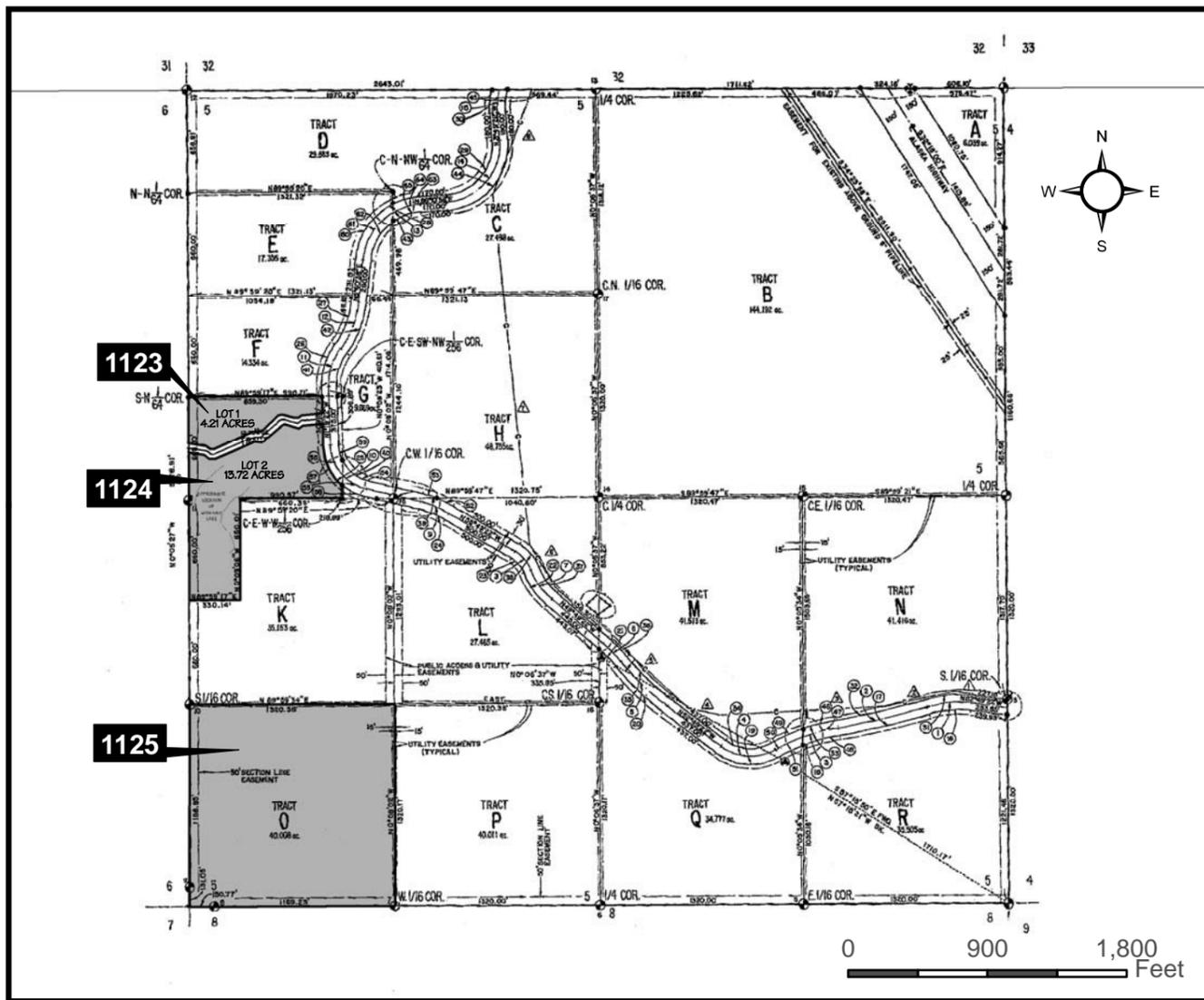


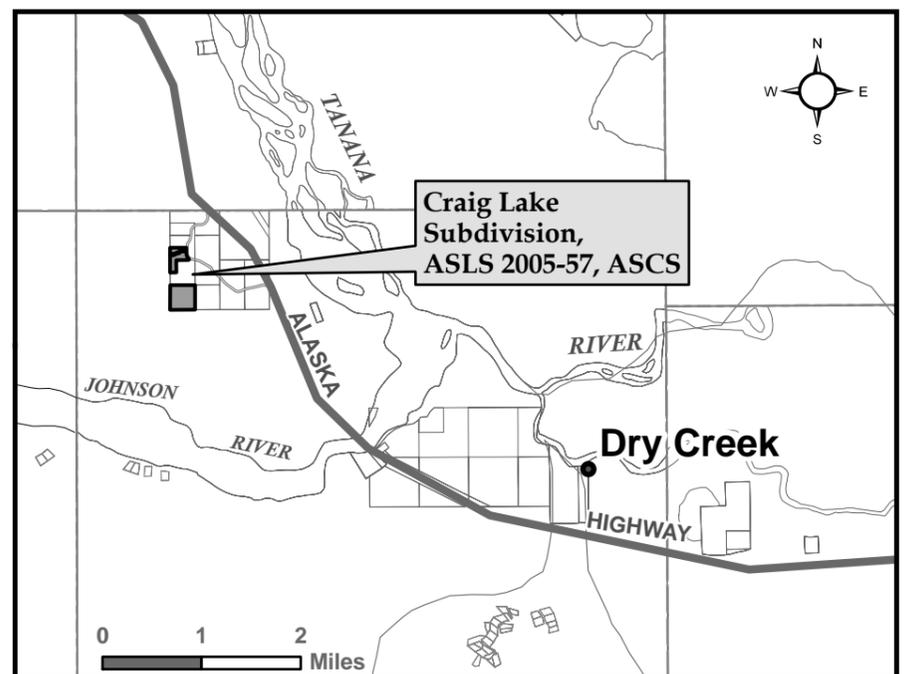
Map 27 - Craig Lake Subdivision ASLS 2005-57, ASCS

Northern Region



Location	These parcels are located 36 miles southeast of Delta Junction, west of the Alaska Highway.
Topo Map	USGS Mt. Hayes C-2
Access	Access to these parcels is via the Alaska Highway. At Milepost 1383.8, turn off onto the posted access road to the Craig Lake Trailhead. Parcel 1123 is north of the Craig Lake Trail, Parcel 1124 is south of the trail. Access to Parcel 1125 can be obtained by continuing south along the access road, past the Craig Lake Trailhead, and then by platted easements.
Terrain	This subdivision is located on an old glacial moraine and the topography varies wildly ranging from relatively flat to extremely steep over very short distances. Kettle ponds are common.
Soils	Soils within these lots are generally loess of varying depth over unconsolidated gravel. Permafrost is likely present in some areas.
Vegetation	Vegetation ranges from birch and aspen to black spruce, depending on soil conditions.
Water Frontage	Parcel 1124 and Parcel 1125 contain private ponds no larger than approximately seven acres. Parcel 1123 has water frontage along a larger State owned pond.
View	Surrounding forest and several kettle ponds.
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	Water source and quality are 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	None
Restrictions	Subject to all platted easements and reservations of record see ASLS 2005-57 and ASCS F014S016E101.
Municipal Authority	None
Homeowners Association	None
Fire Management	This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	LOT / TRACT	ACRES	MINIMUM BID
1123	417958	F014S016E05	ASLS 2005-57	1	4.210	\$7,600
1124	417957	F014S016E05	ASLS 2005-57	2	18.720	\$20,600
1125	417956	F014S016E05	ASCS F014S016E101	0	40.000	\$24,000



Township 14 South, Range 16 East, Section 5
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>.

