

# Kobe





Parcel location is approximate. For representative purposes only

**Parcel # 2**  
 ADL 415462  
 40 acres

Minimum Bid: \$13,700

Clearing requirement: 5 Acres

T08S, R09W, Sec.21, F.M.

**Legal Description:**

Tract L of ASLS 91-179, Containing 40.02 Acres, more or less, according to the survey Plat Recorded in the Nenana Recording District on November 18, 1993 as Plat 93-44.

**Title Quality:** State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

Acquired under Statehood entitlement: General Purpose Grant - Statehood entitlement under the Act of July 7, 1958, 72 Stat.339 as amended. The State received Tentative Approval for the land and mineral estate on 4/1/80. The case file is GS-690.

**Clearing**

**Requirement:** 5 acres

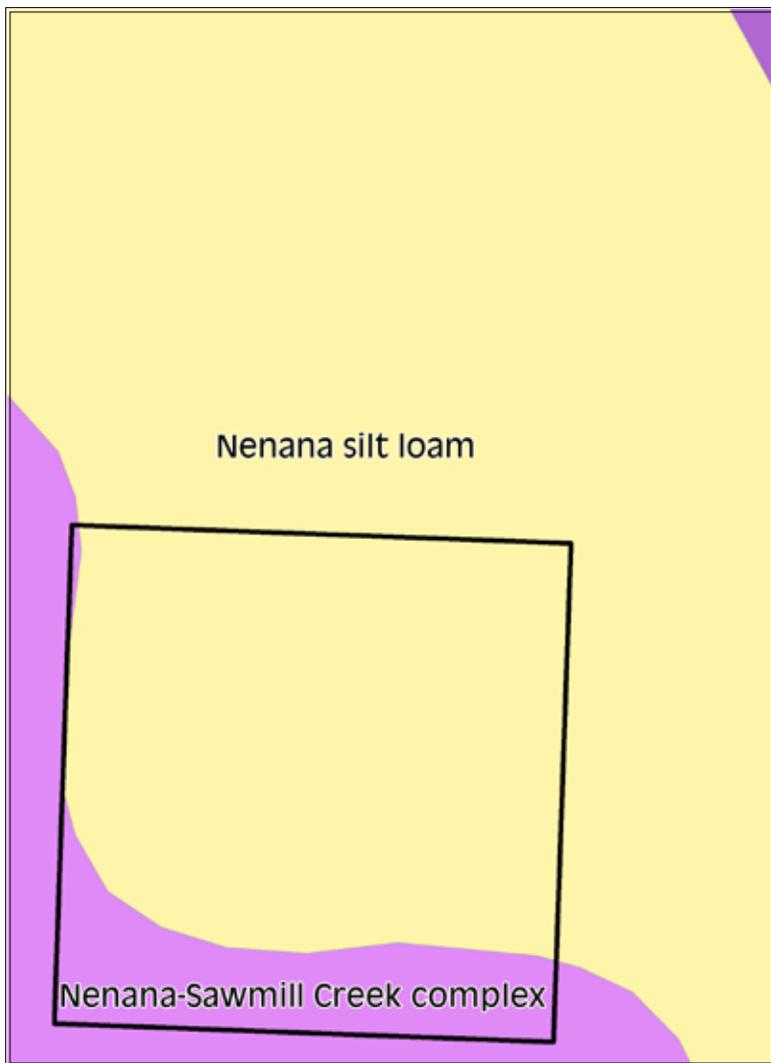
**Improvements:** None

**Municipality:** This parcel is located in the Denali Borough and is subject to local ordinances.

**Access:** Parks Highway to approximately Milepost 275 (0.6 miles past the Coghill/Rex Bridge). Turn on to Doyon Avenue, a partially developed lane running west, for 1.9 miles to a point where a section line easement crosses the road. There will be a dirt road on the right and an undeveloped trail to the left. The parcel is a quarter mile down this undeveloped trail. The trail can be driven at certain times of the year but is impassable at other times. Be prepared to use an ATV or walk the last 1/4 mile to the parcel. Please inspect this access prior to the auction to ensure it will meet your needs.

**Notes:** There is no power to the property. There is power on Doyon Avenue but it stops before reaching the parcel.





### SOILS INFORMATION

*See page 21 for more information about soil data.*

**Nenana-Sawmill Creek complex.** 20% of parcel. Slopes are 0 to 3 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 82 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

**Nenana silt loam.** 80% of parcel. Slopes are 0 to 3 percent. Slopes are 0 to 3 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 82 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

