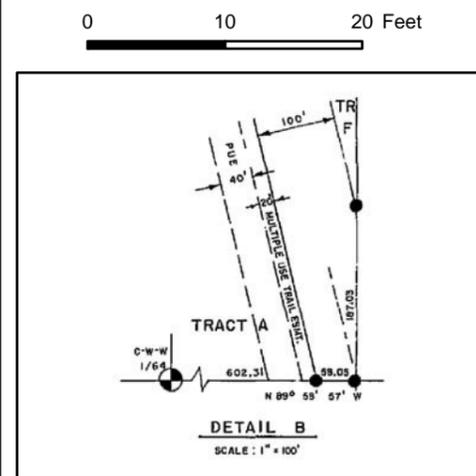
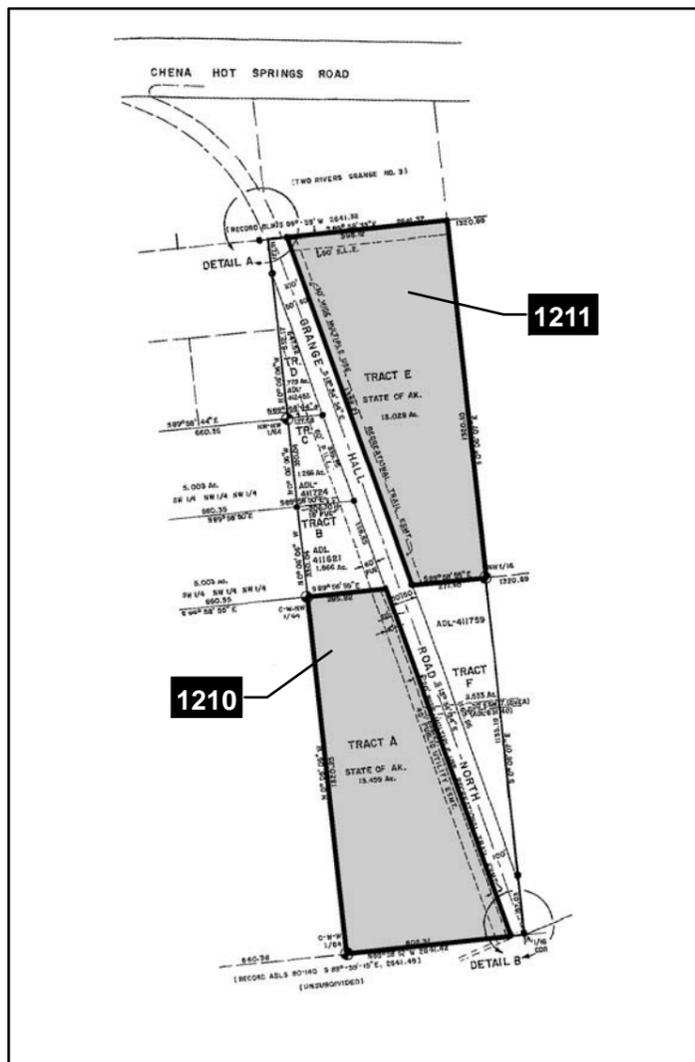
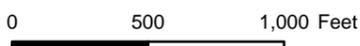
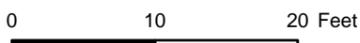
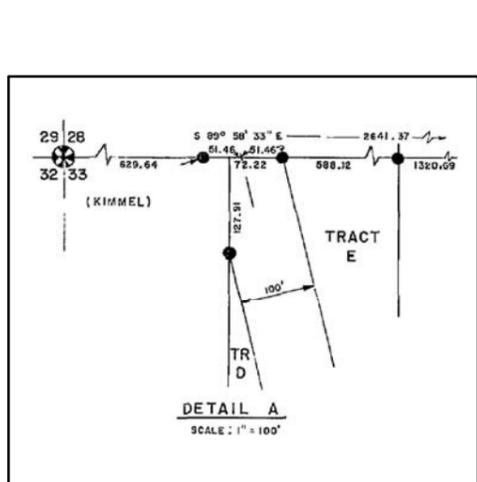


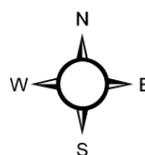
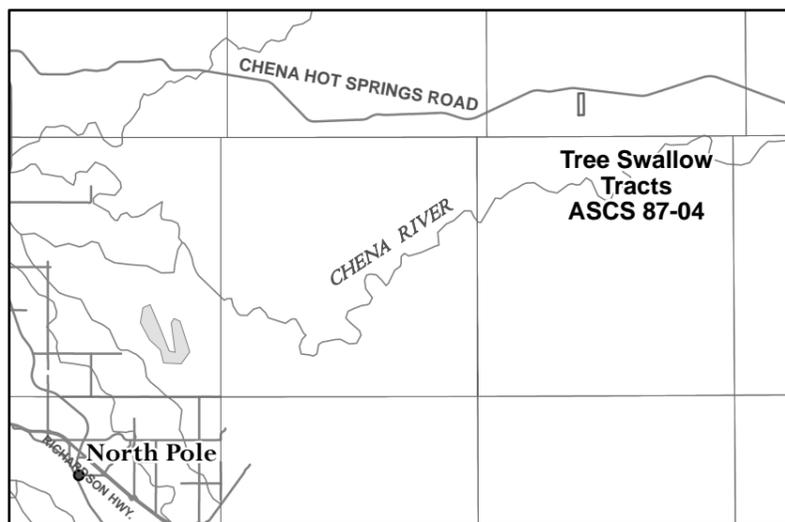
Map 28 ~ Tree Swallow Tracts - ASCS 87-04



Location	The Tree Swallow subdivision is located approximately 25 miles northeast of Fairbanks, on Grange Hall Road
Topo Map	USGS Quad Big Delta D-6
Access	Access is north on the Steese Highway, then east on Chena Hot Springs Road for 21 miles, then south on Grange Hall Road for approximately 1/2 mile. Tracts E and A are adjacent to Grange Hall Road, after Two Rivers Grange and before Snow Leopard Drive.
Terrain	These parcels are relatively flat as they are on the alluvial plain of the Chena River.
Soils	Soils are generally well drained, predominantly consisting of silt over sand. Discontinuous permafrost may be present.
Vegetation	Vegetation is primarily a mixture of birch, aspen, and white and black spruce.
Water Frontage	None
View	View of surrounding hills, woods and fields
Climate	Average winter temperature range from -22 to 2 degrees F; average summer temperatures range from 50 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches.
Water Source	Private wells are generally 50-100 feet deep in this area.
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 and phone service are available in this area.
Restrictions	Subject to all platted easements and reservations of record, see ASCS 87-004. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corp of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments.
Fire Management	These parcels are 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.
Other	There is active farming in the Two Rivers area. Trails in the area are actively used by mushers, and there may be kennels in the immediate vicinity of these parcels.

Township 1 North, Range 4 East, Section 33
Fairbanks Meridian, Alaska

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1210	417942	F001N004E33	ASCS 87-04	13.46	A	\$44,400
1211	417943	F001N004E33	ASCS 87-04	13.02	E	\$43,000



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>.

