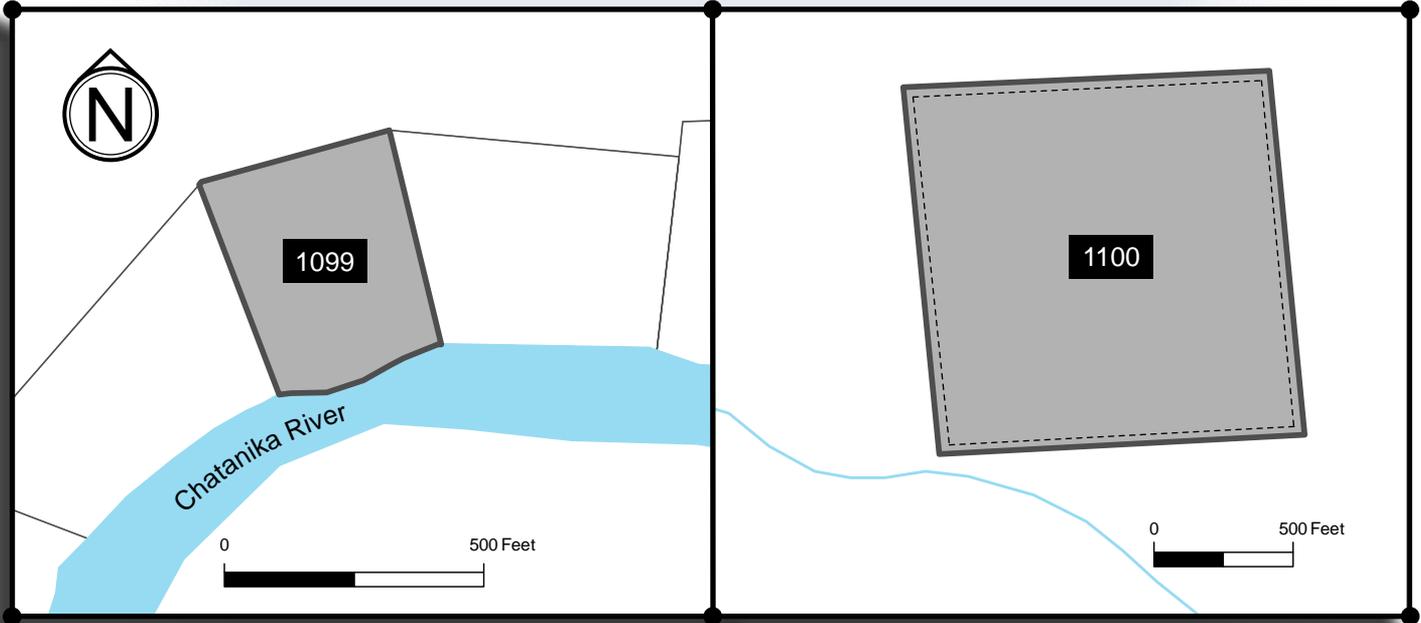
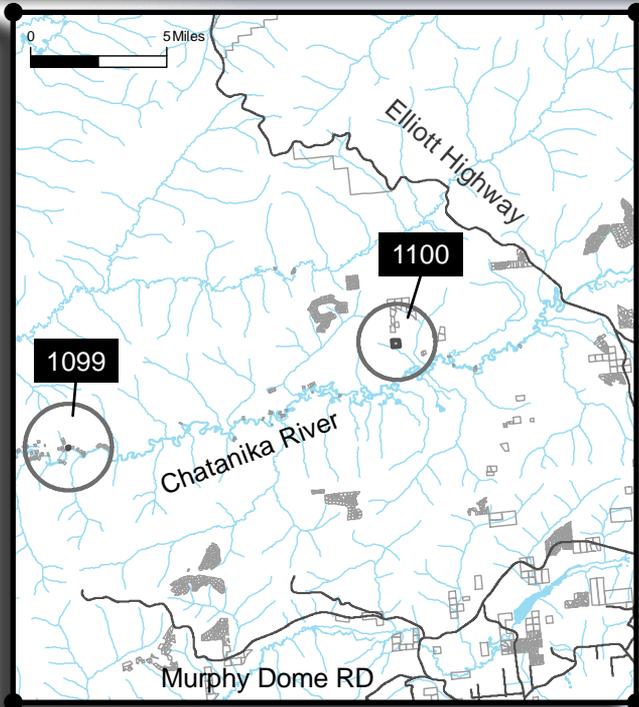


Chatanika Odd Lots - ASLS 79 - 84, 82 - 5



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1099	58257	F002N004W04	ASLS 79-84	3.7	-	\$11,100
1100	403739	F003N002W22	ASLS 82-5	40	A	\$33,000



LOCATION

Parcel 1099 is located on the north bank of the Chatanika River approximately 22 miles northwest of Fairbanks. Parcel 1100 is located on the east bank of an unnamed creek approximately 17 miles northwest of Fairbanks and 1 mile north of the Chatanika River.

ACCESS

Parcel 1099 is accessible by boat from the Chatanika River in the summer or by snowmachine from the Murphy Dome Road in the winter. Parcel 1100 is accessible by foot/trail about 1 mile from the Chatanika River.

UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 79 - 84 and ASLS 82 - 5. Please see ASLS and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

Parcel 1100 is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.

NOTES

This area is just east of the Minto Flats State Game Refuge and the Tanana valley State Forest and south of the White Mountains National Recreation Area.

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: plats.landrecords.info/.