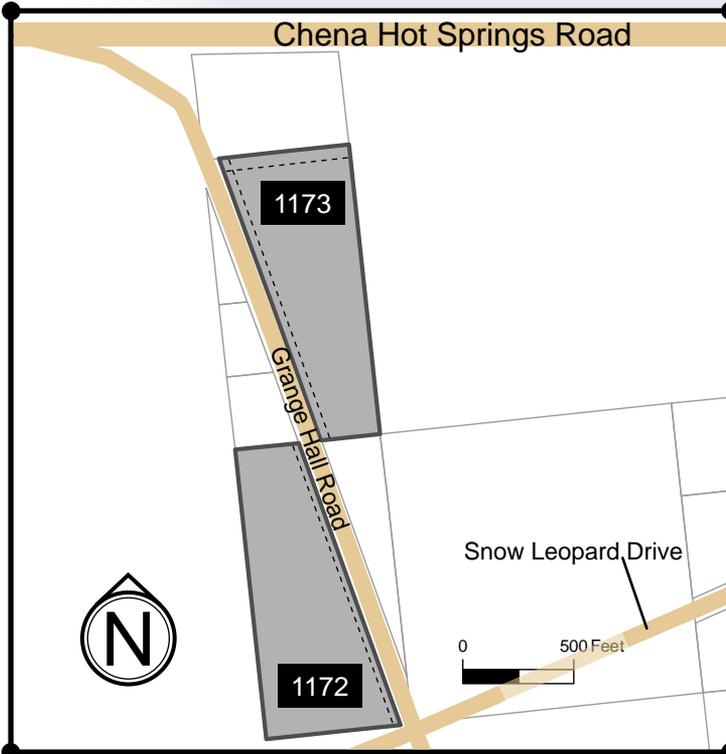
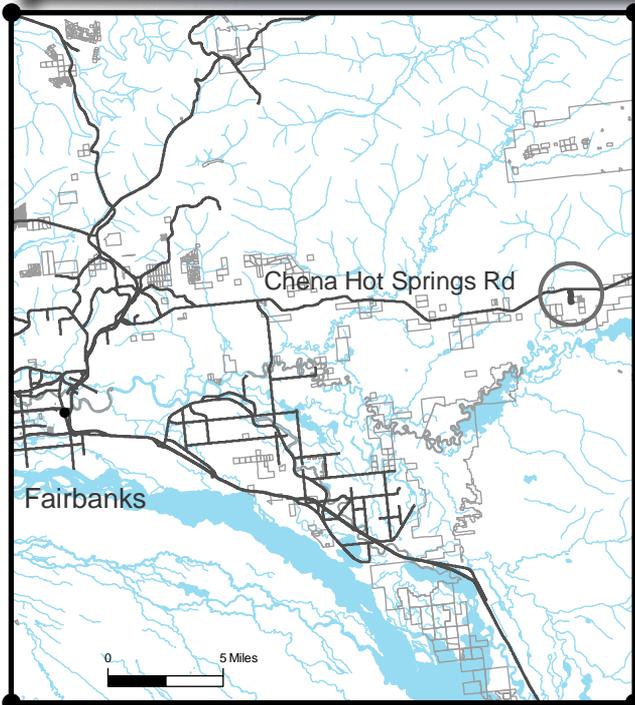


Tree Swallow - ASCS 87 - 0004



<b>PARCEL #</b>	1172	1173
<b>AK DIVISION OF LANDS (ADL) #</b>	417942	417943
<b>MERIDIAN TOWNSHIP RANGE SECTION</b>	F001N004E33	F001N004E33
<b>SURVEY</b>	ASCS 87-0004	ASCS 87-0004
<b>ACRES</b>	13.46	13.02
<b>TRACT</b>	A	E
<b>MINIMUM BID</b>	\$40,400	\$39,100



<b>LOCATION</b>
The Tree Swallow Subdivision is located approximately 25 miles northeast of Fairbanks, on Grange Hall Road
<b>ACCESS</b>
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.
<b>UTILITIES</b>
Electricity and phone service are available in this area.
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.
<b>RESTRICTIONS</b>
Subject to all platted easements and reservations of record, see ASCS. Please see ASCS 87 - 0004 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
<b>MUNICIPAL AUTHORITY</b>
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.
<b>NOTES</b>
This parcel is located in a "Critical" Protection fire management option area. See pages 10-11 for more information.
Less than 10 miles from Chena River State 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/](http://plats.landrecords.info/).