

Deadman Lake - ASLS 81 - 40



Aerial view of Deadman Lake from the south

LOCATION

Approximately 65 air miles west of Fairbanks and 20 miles southeast of Manley Hot Springs.

ACCESS

Floatplane access to the lake and then to individual parcels by platted right-of-ways. By air or by boat to the confluence of the Tanana and Tolovana Rivers. From there, continue by land westward approximately 4 miles on the historic Nenana-Tanana Trail to the lake.

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 "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

Subject to platted easements and reservations, see ASLS 81-40.

Parcels may contain wetlands and may require Department of Army Corps of Engineers permits prior to placement of fill materials.

Any subsequent owner of any parcel with the subdivision automatically becomes a member of the Deadman Lake Homeowners Association, if active.

MUNICIPAL AUTHORITY

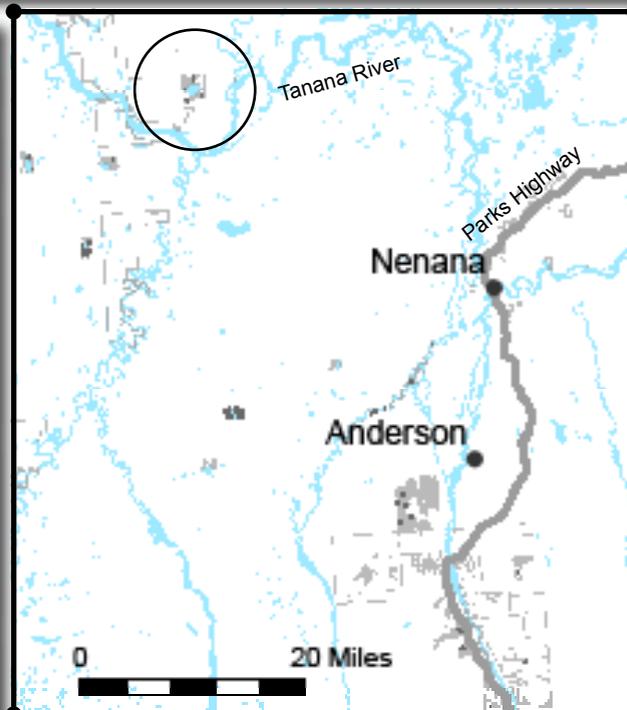
This area is not within the boundaries of an organized borough. It is in the Unorganized Borough and subject to the State of Alaska platting authority.

NOTES

The historic Nenana/Tanana trail, RST #152 skirts the northern edge of Deadman Lake and is shown on ASLS 81-40 as Telegraph Ave. It is subject to Revised Statute 2477 of the mining law of 1866.

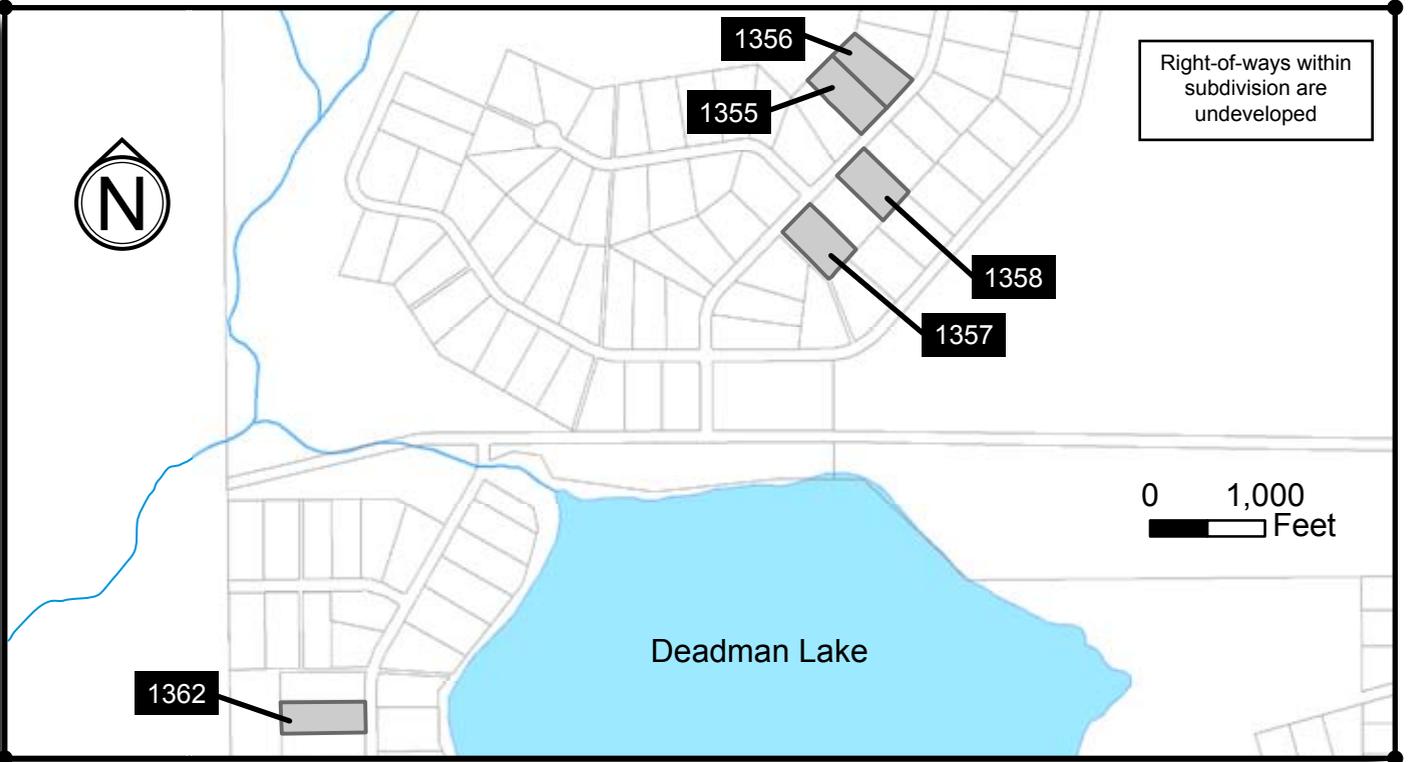
Topography consists of lake surrounded by gently sloping hills with elevations up to 500 feet.

These parcels are located in a "Full" Protection fire management option area. See pages 12 for more information.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1355	407490	F001S012W3,4	ASLS 81-40	4.812	35	1	\$3,300
1356	407491	F001S012W3	ASLS 81-40	4.812	36	1	\$3,300
1357	407507	F001S012W3,4	ASLS 81-40	4.234	14	2	\$3,300
1358	407509	F001S012W3	ASLS 81-40	4.234	16	2	\$3,300
1359	407553	F001S012W10, 15	ASLS 81-40	4.595	5	9	\$3,300
1360	407554	F001S012W10,15	ASLS 81-40	4.944	6	9	\$3,300
1361	407579	F001S012W16	ASLS 81-40	4.998	31	9	\$3,300
1362	407633	F001S012W9	ASLS 81-40	4.609	7	5	\$4,100

