

Geskakmina Lake - ASLS 81 - 55



Looking north over Geskakmina Lake

LOCATION

Geskakmina Lake Subdivision is approximately 80 air miles west of Fairbanks.

ACCESS

By air year round or via snowmachine trail in the winter from Nenana or Manley Hot Springs.

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 State of Alaska, Department of Environmental Conservation (DEC).

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

RESTRICTIONS

Parcels 1394, 1401 and 1405 are subject to a 20' pedestrian easement along some parcel boundaries; see easements on ASLS 81-55.

Subject to all platted easements and reservations of record, see ASLS 81-55.

Parcels may contain wetlands and may require a permit prior to placement of fill materials from the Army Corps of Engineers.

Any subsequent owner of any parcel automatically becomes a member of the Geskakmina Lake Homeowners' Association, if active. Covenants and restrictions pertaining to the homeowners' association are recorded in book 227, page 336, within the Fairbanks recording office.

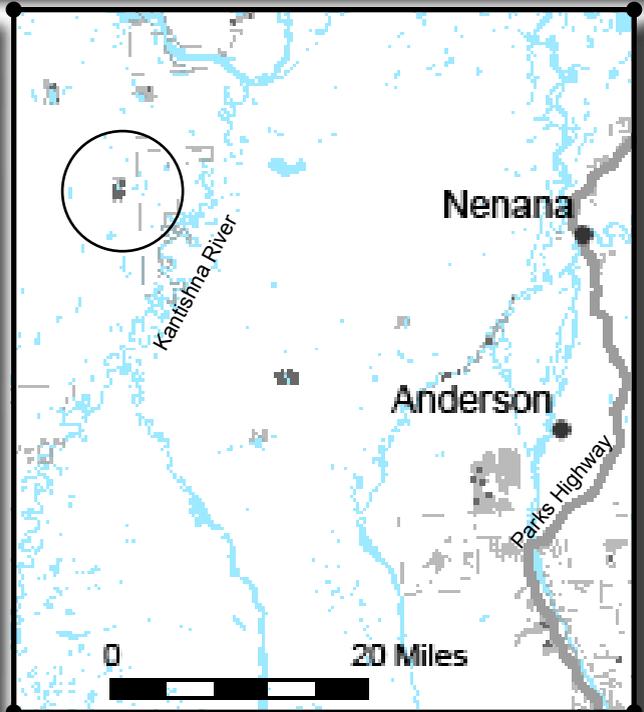
MUNICIPAL AUTHORITY

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

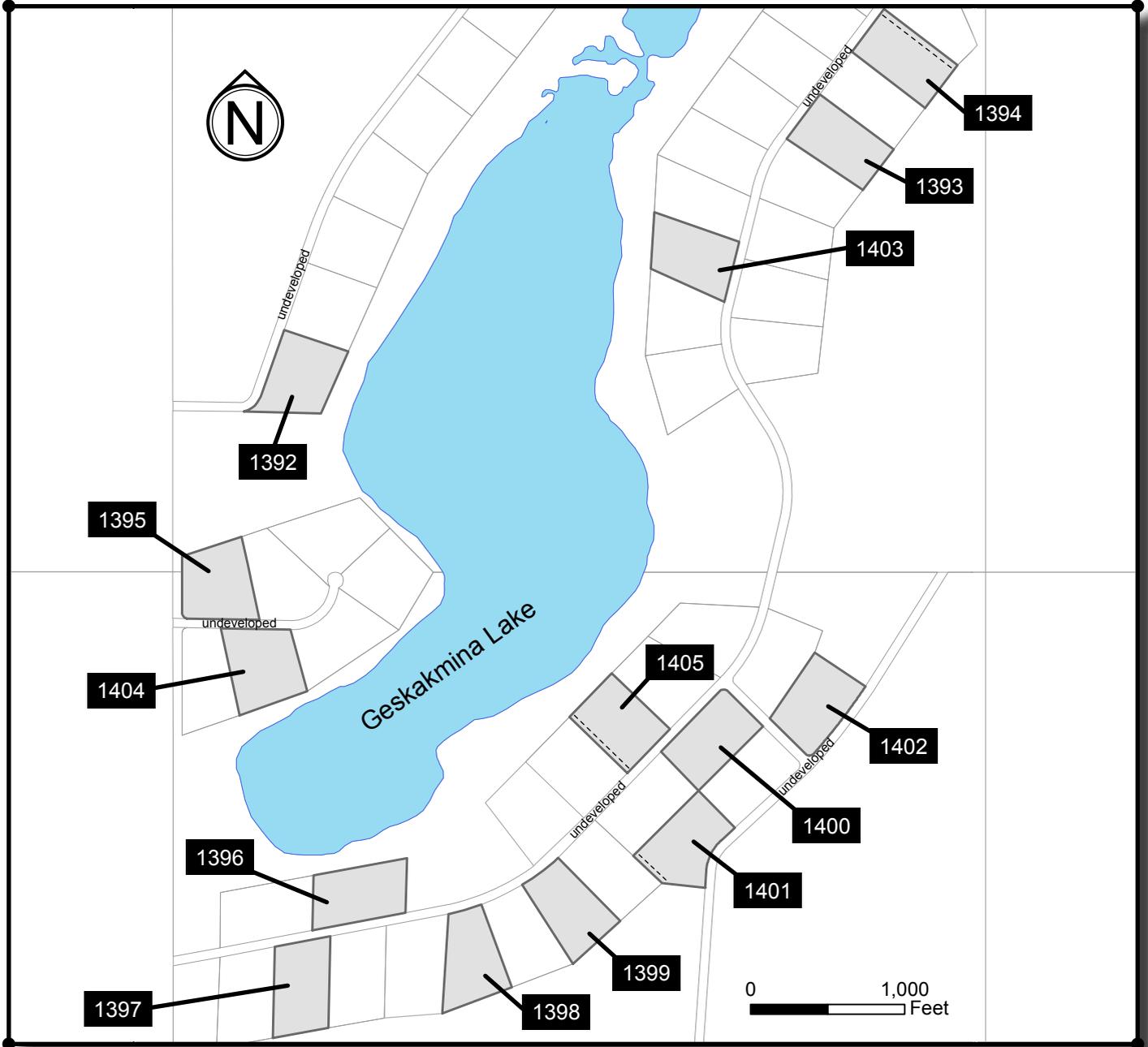
This subdivision is in "Full" fire management option. See page 12 for more information. A 2002 summer fire has burned some of the land around the lake.

Vegetation on higher ground consists of birch and poplar stands; lower elevations and flats are primarily spruce forest.



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/>.

Geskakmina Lake - ASLS 81 - 55



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1392	407340	F003S014W14	4.902	1	1	\$7,200
1393	407360	F003S014W14	4.821	5	3	\$2,600
1394	407362	F003S014W14	4.765	7	3	\$2,600
1395	407368	F003S014W14,23	4.985	7	4	\$3,300
1396	407369	F003S014W23	4.998	6	5	\$7,200
1397	407372	F003S014W23	4.994	2	6	\$3,300
1398	407374	F003S014W23	4.807	4	6	\$3,300
1399	407376	F003S014W23	4.818	6	6	\$3,300

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	ACRES	LOT	BLOCK	MINIMUM BID
1400	407379	F003S014W23	4.897	9	6	\$3,300
1401	407381	F003S014W23	4.993	11	6	\$2,600
1402	407383	F003S014W23	4.953	2	7	\$2,600
1403	407386	F003S014W14	4.809	3	2	\$7,200
1404	407387	F003S014W23	4.995	2	4	\$7,200
1405	407391	F003S014W23	4.962	3	5	\$7,200

GESKAKMINA LAKE IS ALASKA STATE LAND SURVEY 81 - 55