

Iksgiza Lake - ASLS 81 - 54



Looking east over Iksgiza Lake and towards the auction parcels

LOCATION

Approximately 65 air miles west of Fairbanks.

ACCESS

By floatplane in summer and ski plane in winter.

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). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

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

RESTRICTIONS

Parcel 1417 is subject to a 20' wide pedestrian easement. Subject to all platted easements and reservations of record, see ASLS 81-54.

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

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

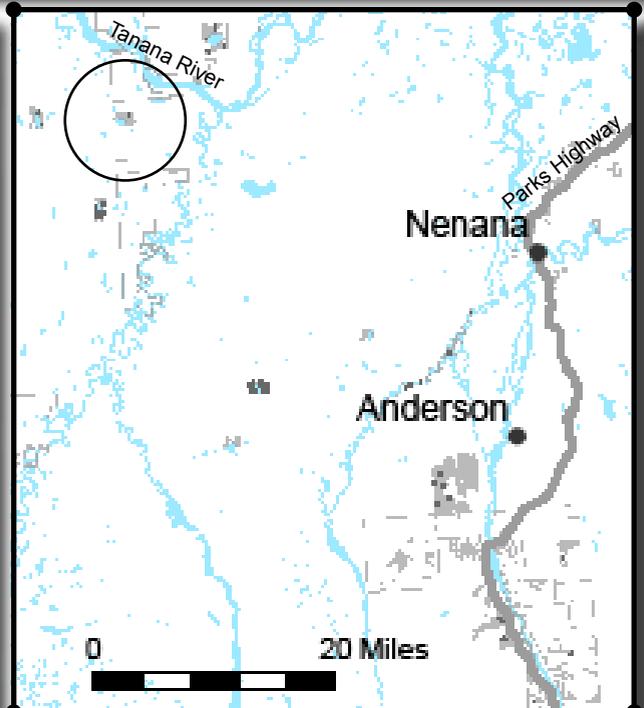
MUNICIPAL AUTHORITY

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

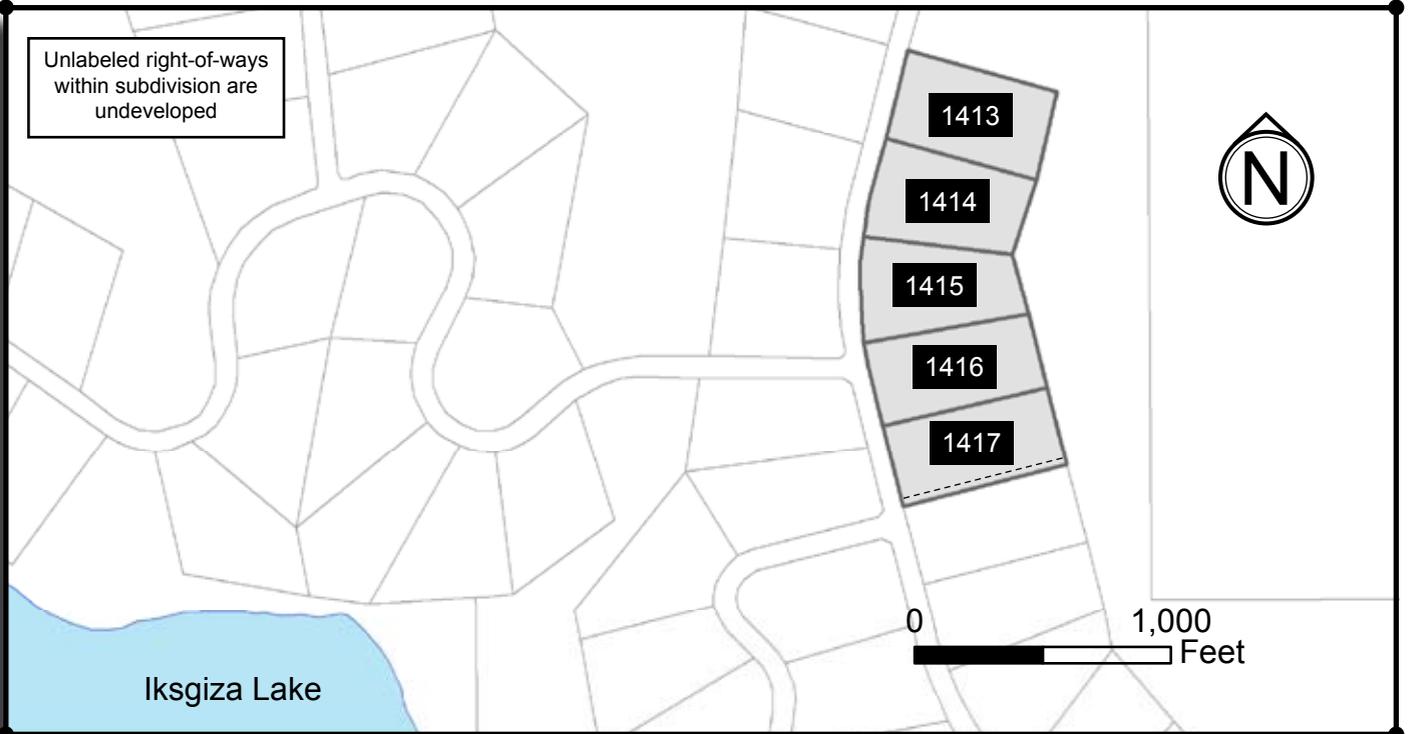
Terrain is level to gently sloping. Lake size is approximately ½ mile x 1¼ miles. Elevation is 350 to 400 feet.

Platted roads within the subdivision have not been constructed.



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
1413	407429	F002S013W8	ASLS 81-54	4.79	1	5	\$2,600
1414	407430	F002S013W8	ASLS 81-54	4.78	2	5	\$2,600
1415	407431	F002S013W8	ASLS 81-54	4.77	3	5	\$2,600
1416	407432	F002S013W8	ASLS 81-54	4.80	4	5	\$2,600
1417	407433	F002S013W8	ASLS 81-54	4.79	5	5	\$2,600

