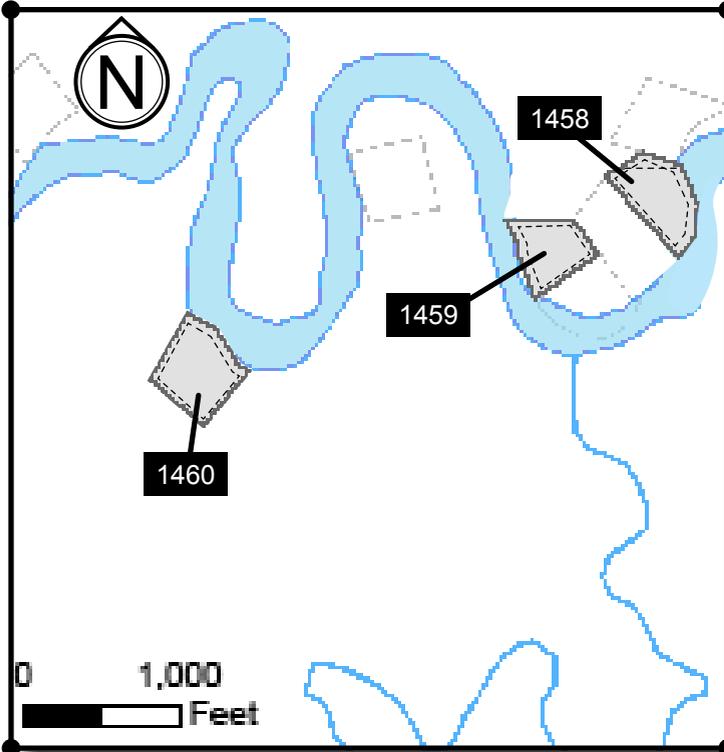


Teklanika II - ASLS 2005 - 28



PARCEL #	1458	1459	1460
AK DIVISION OF LANDS (ADL) #	418150	418151	418152
MERIDIAN TOWNSHIP RANGE SECTION	F006S010W2,11	F006S010W11	F006S010W11
SURVEY	ASLS 2005 - 28	ASLS 2005 - 28	ASLS 2005 - 28
ACRES	5	5	5
TRACT	R	S	T
MINIMUM BID	\$18,500	\$18,500	\$18,500



LOCATION
Approximately 60 air miles southwest of Fairbanks, and 10 air miles southwest of Nenana.

ACCESS
Nenana-Kantishna Trail - RST 346 (also known as the Old Man Trail) runs along the northwest boundary of this area. The Teklanika River also provides access.

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 all platted easements and reservations of record. Please see ASLS 2005-28 and current status plat for up to date restrictions.
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 50-foot public access easement and 100-foot building setback along the ordinary high water line of the Teklanika River. In addition, parcel 1458 is subject to a 100' wide section line easement.

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
Upstream the Nenana River forms the eastern boundary of Denali National Park and is one of the most popular whitewater rafting destinations in Alaska.



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/>.