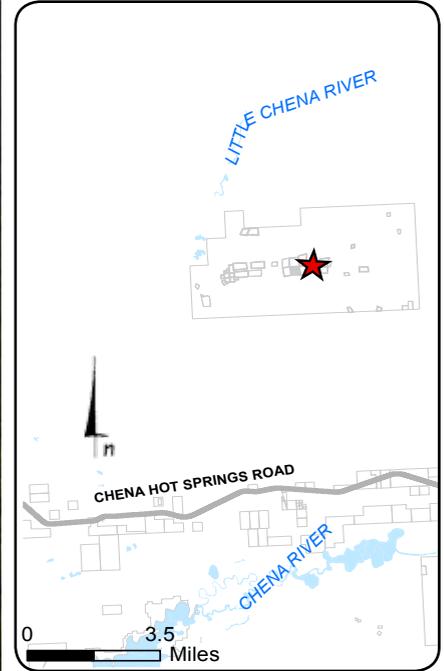




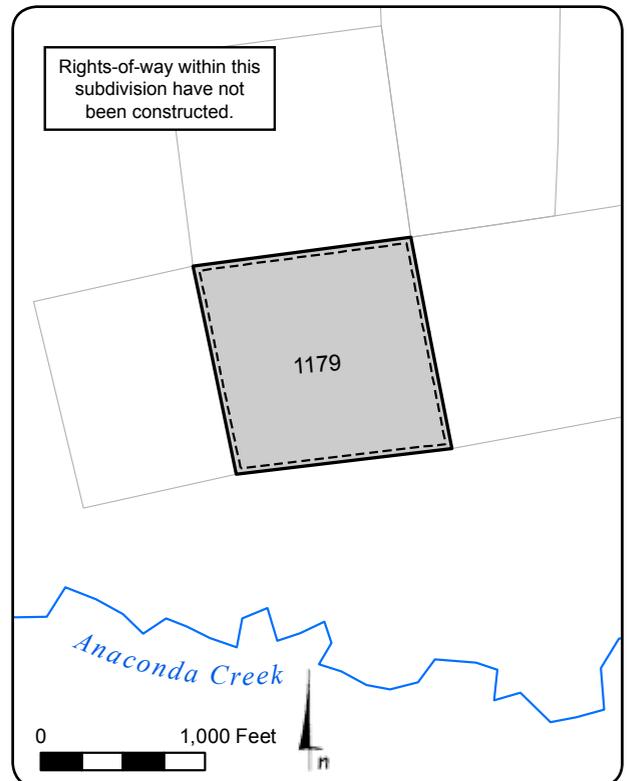
# Caribou Creek Remote



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1179	410708	39.77	D	\$27,400

Fairbanks, Steese, Chena

WHY BUY?
Caribou Creek RRCS offers a great remote getaway in the hills with excellent access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the surrounding hills and the Chena Road
LOCATION
Caribou Creek RRCS is located approximately 30 miles east of Fairbanks.
ACCESS
Caribou Creek RRCS is accessible from Chena Hot Springs Road via the Little Chena River trail or via the Two Rivers Road. Access along the Little Chena River Trail may be seasonal only (winter).
SURVEY & MTRS
Caribou Creek Remote is survey ASLS 85-112, located in F002N004E28. The survey has been filed as plat 88-86 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easements depicted on the plat include, but are not limited to, section line and trail easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot building setback from the ordinary high water mark of all water bodies, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
UTILITIES
There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.  There are no utilities (electric, phone, internet, etc.) currently in this area.
MUNICIPAL AUTHORITY
This area is located within the boundary of the Fairbanks North Star Borough, and is subject to applicable local ordinances and property assessments.
MINERAL ESTATE
This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 229. Refer to the Mineral Estate section of this brochure for details.
NOTES
Not all existing trails may be shown.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.