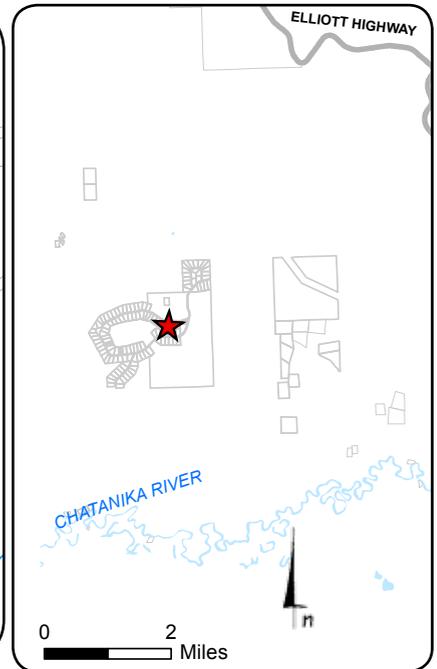
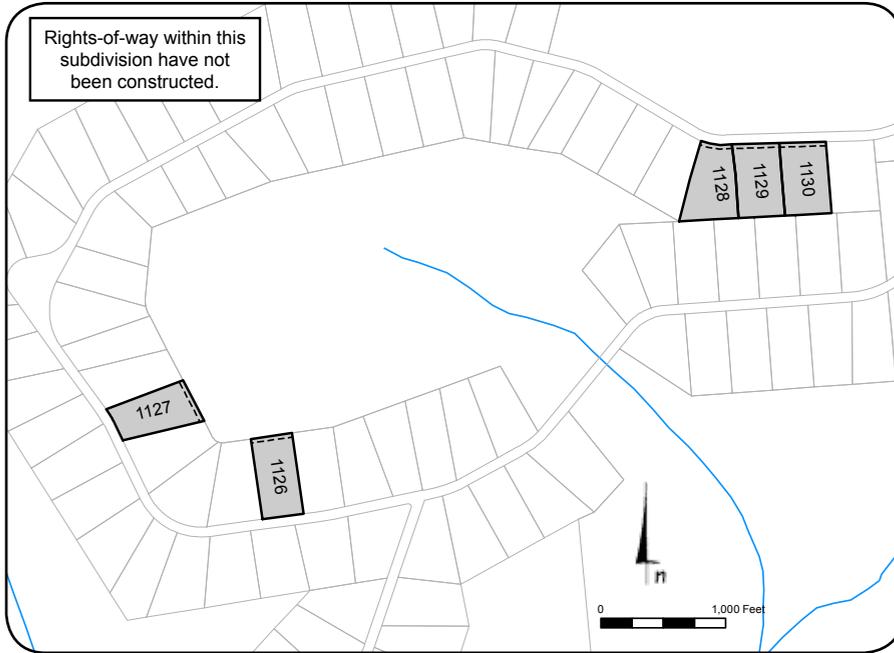


Hayes Creek



WHY BUY?
Hayes Creek offers a quick getaway from Fairbanks for relaxing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Washington Creek and Chatanika River nearby.
LOCATION
Hayes Creek subdivision is located approximately 18 miles north of Fairbanks and 7 miles west of the Elliott Highway on Himalaya Road. The final few miles to the parcels are via a trail accessible by snow machine and ATV.
ACCESS
Hayes Creek Subdivision is accessible by Himalaya road, which is dirt and gravel for the first 4.5 miles, then via snow machine or ATV along a trail for approximately 2 miles.
SURVEY & MTRS
Hayes Creek is survey ASLS 81-20, located in F003N002W08, 17, 18. The survey has been filed as plat 82-124 in the Fairbanks Recording District.
RESTRICTIONS
Parcels are subject to all platted easements and reservations of record. Easement ADL 403097 provides access from Elliott Highway, across Alyeska Pipeline to Hayes Creek Subdivision. The access easement is 100 feet wide. Easements depicted on the plat include, but are not limited to, utility, pedestrian, and section line easements, etc. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
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) 0. Refer to the Mineral Estate section of this brochure for details.
NOTES
The utility companies shall have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct support devices within such lots and tracts as necessary to serve ASL 81-21 and adjacent properties.

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1126	409300	5	7	3	\$7,000
1127	409304	4.9	11	3	\$6,900
1128	409358	5	32	3	\$7,000
1129	409359	5	33	3	\$7,000
1130	409360	5	34	3	\$7,000



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/>.

Southwest AK
Fairbanks, Steese, Chena
N. Parks Highway
Elliott Highway
Richardson, AK Highways
Interior Remote
General Information

Southeast AK
Mat-Su Road
Kenai & Kodiak
Copper River Basin
Susitna Valley Remote