



# Little Goldstream



**NEW SUBDIVISION!  
FIRST YEAR FOR SALE**

### WHY BUY?

Little Goldstream offers a getaway with great access for hunting, fishing, four-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Little Goldstream Creek and the Tanana and Nenana Rivers nearby.

### LOCATION

Little Goldstream subdivision is located approximately 54 miles southwest of Fairbanks and 7 miles north of Nenana, Alaska.

### ACCESS

Little Goldstream subdivision is accessible off the Parks Highway by dirt/gravel road. The east boundary of the subdivision is approximately 0.3 miles from the Parks Highway.

### SURVEY & MTRS

Little Goldstream is survey ASLS 2006-13, located in F003S007W09. The survey has been filed as plat 2012-5 in the Nenana 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, utility, and public access easements, etc. Setbacks depicted on the plat include, but are not limited to, a 100-foot development setback upland from the ordinary high water mark of Little Goldstream Creek. 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

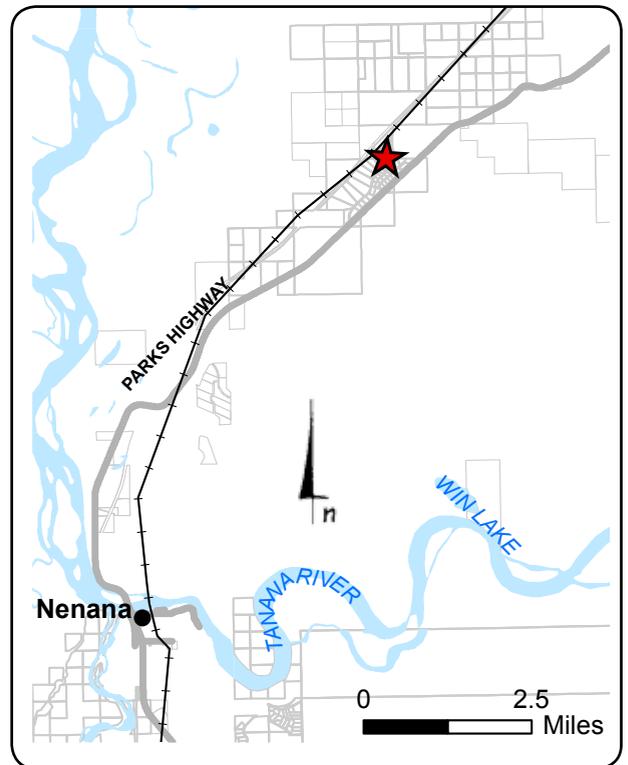
This area is not within the boundaries of an organized borough and is subject to State of Alaska platting authority.

### MINERAL ESTATE

This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Order (MO) 1105. Refer to the Mineral Estate section of this brochure for details.

### NOTES

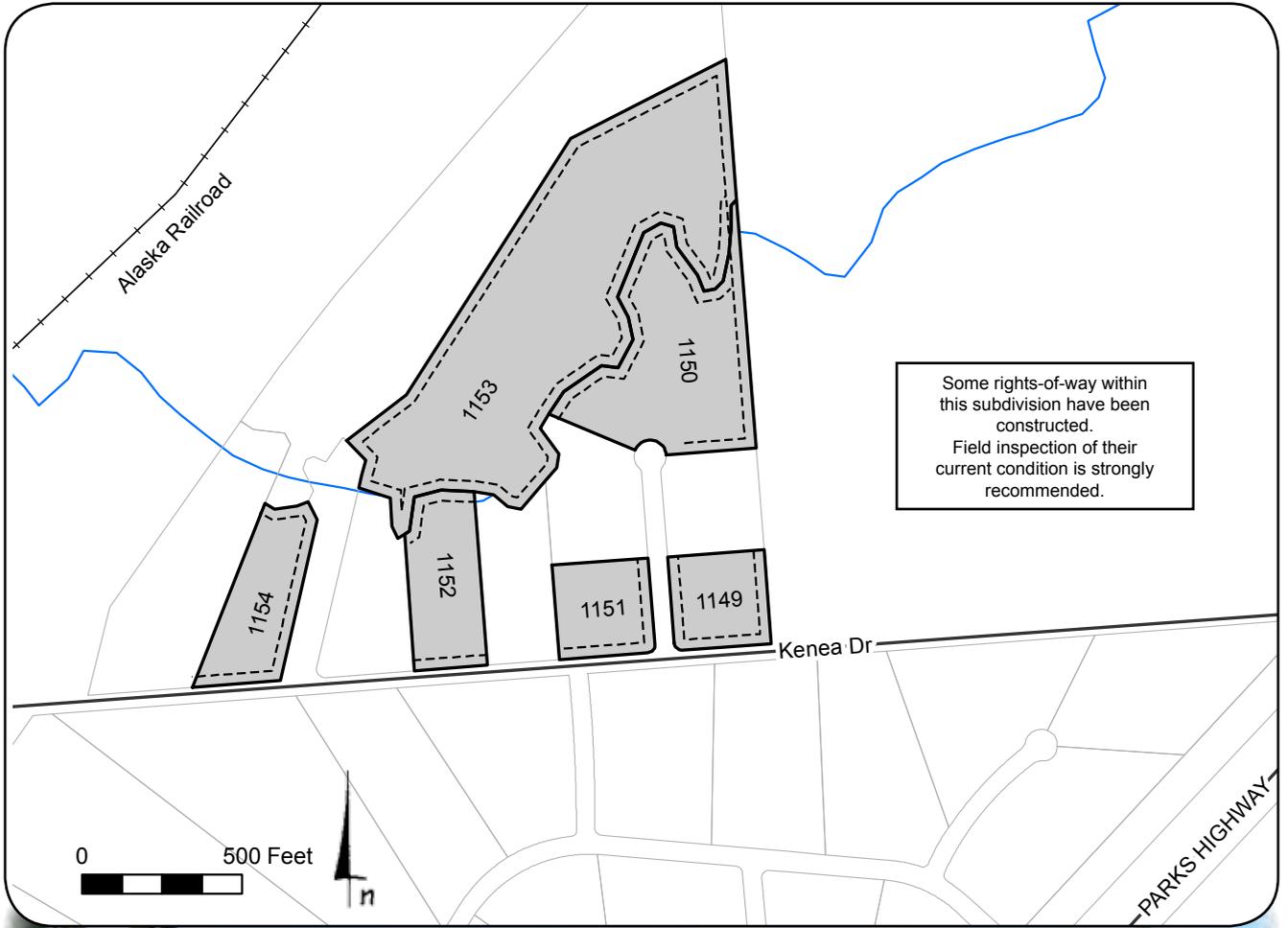
The utility companies shall have the right to identify, and then remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement.



**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/>.

N. Parks Highway

# Little Goldstream



| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | MINIMUM BID |
|----------|------------------------------|-------|-----|-------------|
| 1149     | 419420                       | 2.02  | 1   | \$8,900     |
| 1150     | 419422                       | 6.24  | 3   | \$11,200    |
| 1151     | 419424                       | 2.02  | 5   | \$8,900     |

| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | MINIMUM BID |
|----------|------------------------------|-------|-----|-------------|
| 1152     | 419426                       | 2.8   | 7   | \$12,400    |
| 1153     | 420002                       | 15.8  | 9   | \$14,400    |
| 1154     | 420004                       | 2.82  | 11  | \$12,500    |



Southeast AK  
 Mat-Su Road  
 Kenai & Kodiak  
 Copper River Basin  
 Susitna Valley Remote  
 Southwest AK  
 Fairbanks, Steese, Chena  
**N. Parks Highway**  
 Elliott Highway  
 Richardson, AK Highways  
 Interior Remote  
 General Information