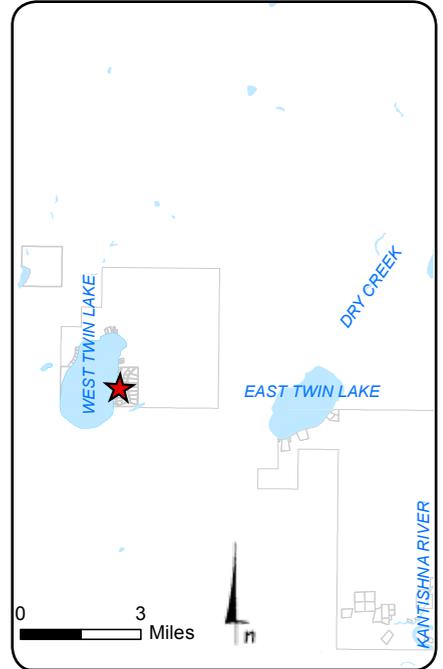


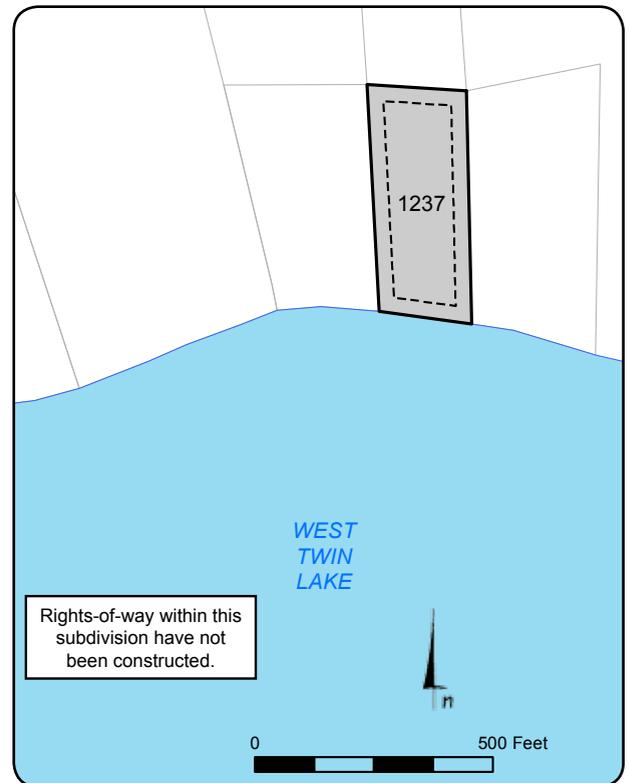


West Twin Lake



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1237	411339	2.2	D		\$14,000

WHY BUY?
West Twin Lakes RRCS offers a truly remote getaway with primarily air access for relaxing, hunting, fishing, and other outdoor pursuits. Recreational opportunities abound with West Twin Lake fronting the project area and East Twin Lake nearby.
LOCATION
West Twin Lakes RRCS is located approximately 40 miles south of Manley Hot Springs and 95 miles west of Fairbanks.
ACCESS
West Twin Lakes RRCS is accessible by float plane in summer and ski plane in winter.
SURVEY & MTRS
West Twin Lake is survey ASLS 90-241, located in F005S016W30. The survey has been filed as plat 92-28 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, public access, and utility 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 public and navigable 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.
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 Closing Order (MCO) 226. Refer to the Mineral Estate section of this brochure for details.



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/>.

Interior Remote