



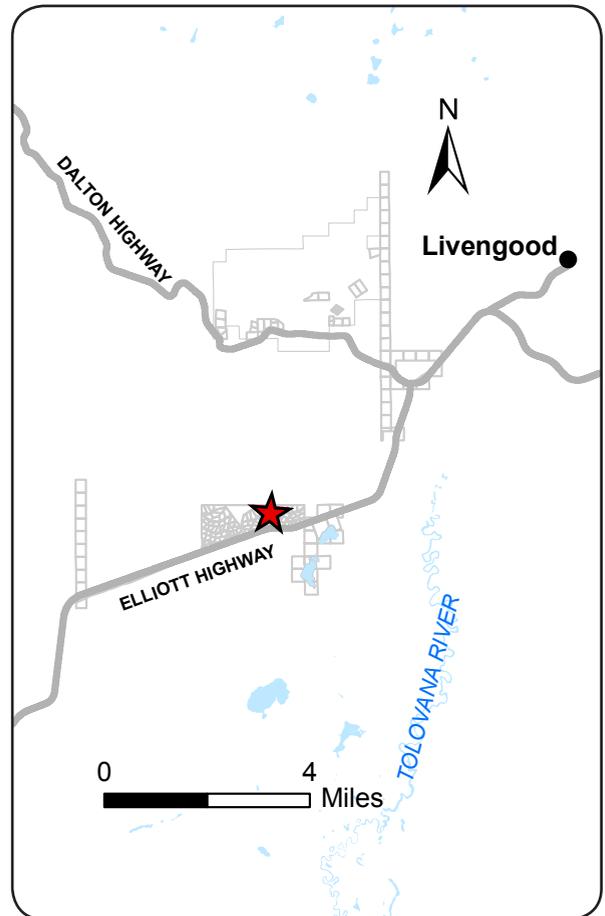
Cascaden



Rocker Drive (platted right-of-way) in Cascaden Subdivision

Fairbanks,
Elliott Hwy,

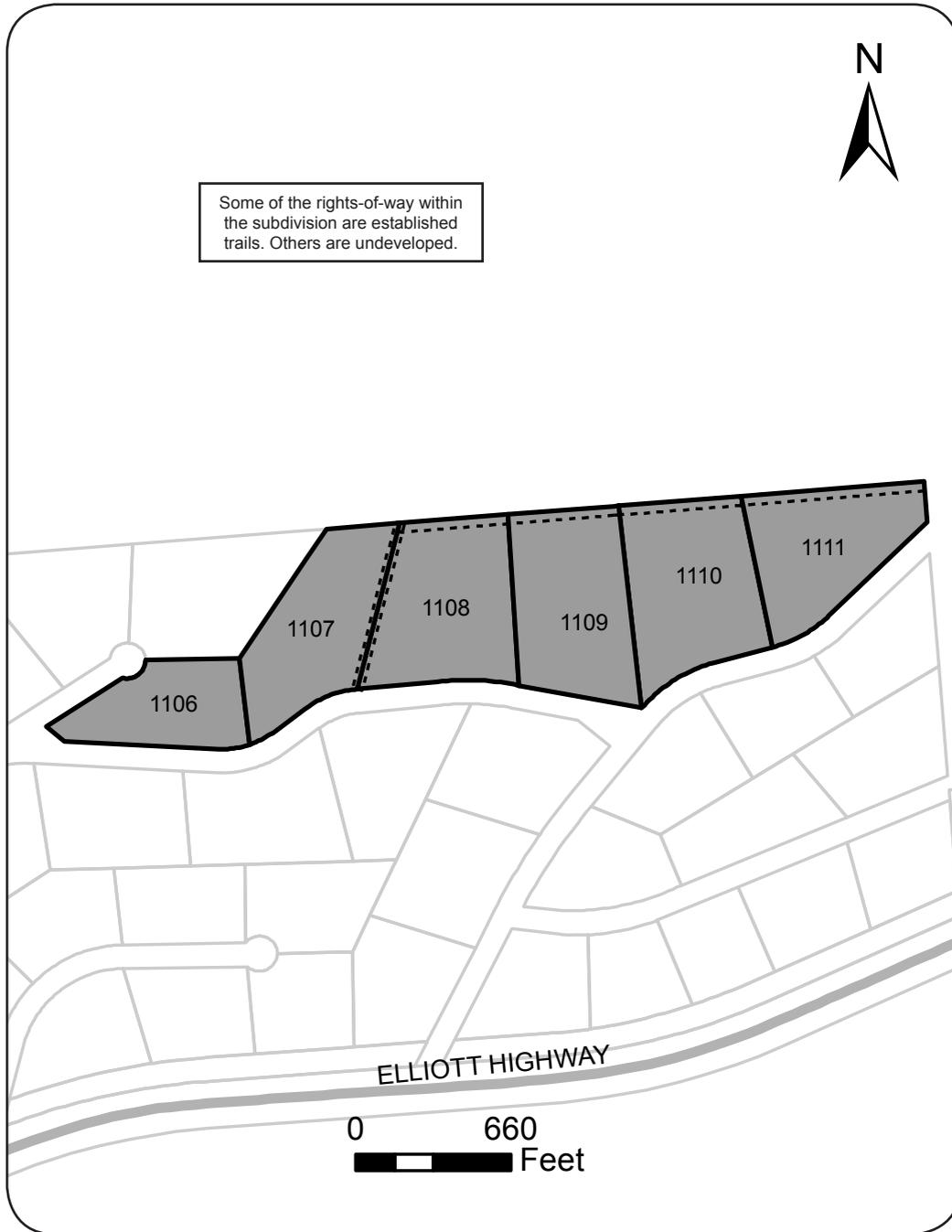
| LOCATION |
|---|
| Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Highway. |
| ACCESS |
| Access is from the Elliott Highway via platted rights-of-way. No lots have direct access to the Elliott Highway. Driveways must open onto the dedicated rights-of-way. |
| SURVEY & MTRS |
| Cascaden is survey ASLS 86-98, located in F007N006W10 and 11. The survey has been filed as plat 87-20 in the Fairbanks Recording District. |
| RESTRICTIONS |
| Parcels are subject to all platted easements, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, non-motorized trail easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or 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 the Sewer and Water section of this brochure for details. |
| There are no utilities (electric, phone, internet, etc.) currently in this area. |
| MUNICIPAL AUTHORITY |
| This area does not have an incorporated local government, and is subject to State of Alaska platting authority. |
| NOTES |
| A previous firebreak encroaches onto some of the parcels. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 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/>.



Cascaden



| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|-------|-----|-------|-------------|
| 1106 | 413873 | 5.489 | 13 | 6 | \$12,600 |
| 1107 | 413874 | 8.062 | 14 | 6 | \$15,800 |
| 1108 | 413875 | 9.107 | 15 | 6 | \$17,800 |
| 1109 | 413876 | 8.974 | 16 | 6 | \$17,500 |
| 1110 | 413877 | 9.192 | 17 | 6 | \$18,000 |
| 1111 | 413878 | 7.763 | 18 | 6 | \$15,200 |

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