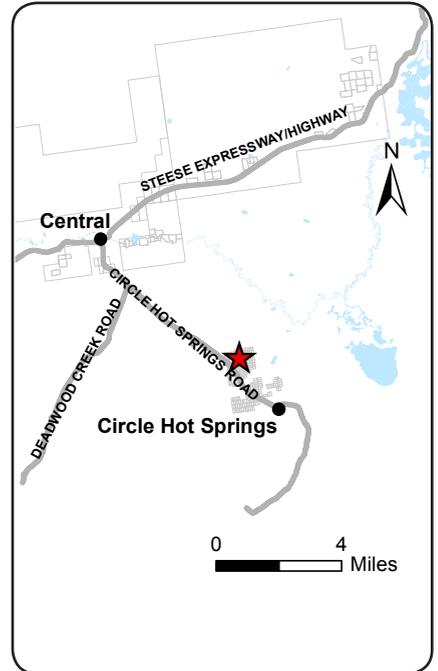




Circle Hot Springs

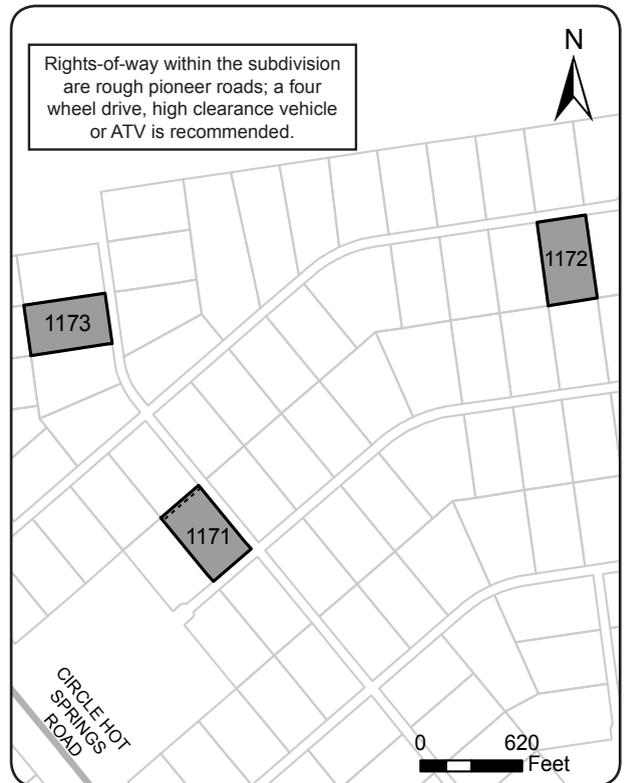


Collapsing structure on parcel 1173 (ADL 406271).



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1171	402122	3.444	167	\$7,600
1172	406263	3.444	182	\$7,600
1173	406271	3.444	199	\$6,800

LOCATION
Circle Hot Springs Subdivision is located in the community of Circle Hot Springs northeast of Fairbanks. Circle Hot Springs is about 6 miles southeast of Central, and about 40 miles from the community of Circle.
ACCESS
Access is by the Circle Hot Springs Road approximately 6 miles from the Steese Highway.
SURVEY & MTRS
Circle Hot Springs is survey ASLS 78-163, located in F008N015E21. The survey has been filed as plat 97-83 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, utility 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
Parcel 1173 has the remains of an unusable cabin (see photo). Purchasers will be responsible for removing this structure at their own expense. Before submitting a bid, on-site inspection of this cabin is strongly recommended.
This area is in a Critical 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/>.

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