



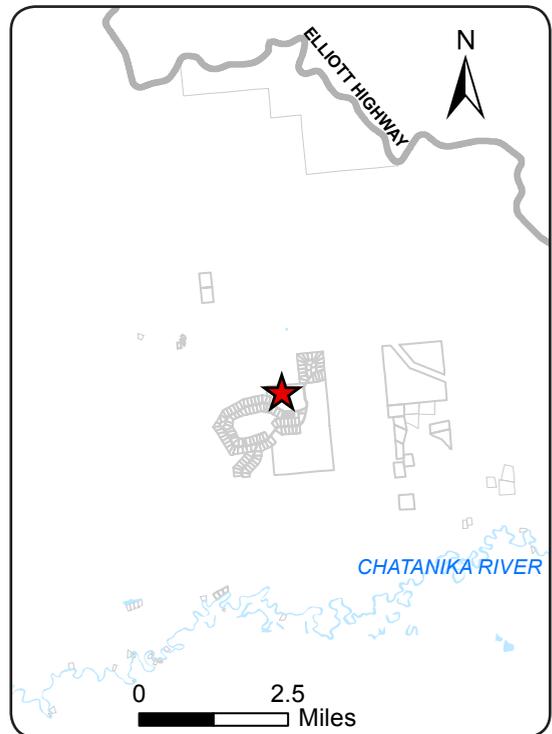
Hayes Creek



Southern portion of Hayes Creek

Fairbanks,
Elliott Hwy.

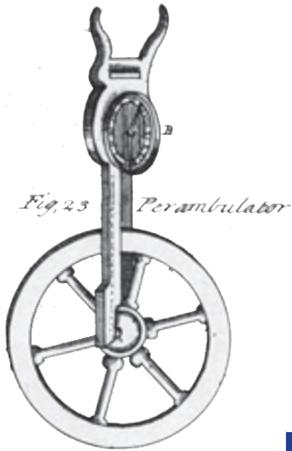
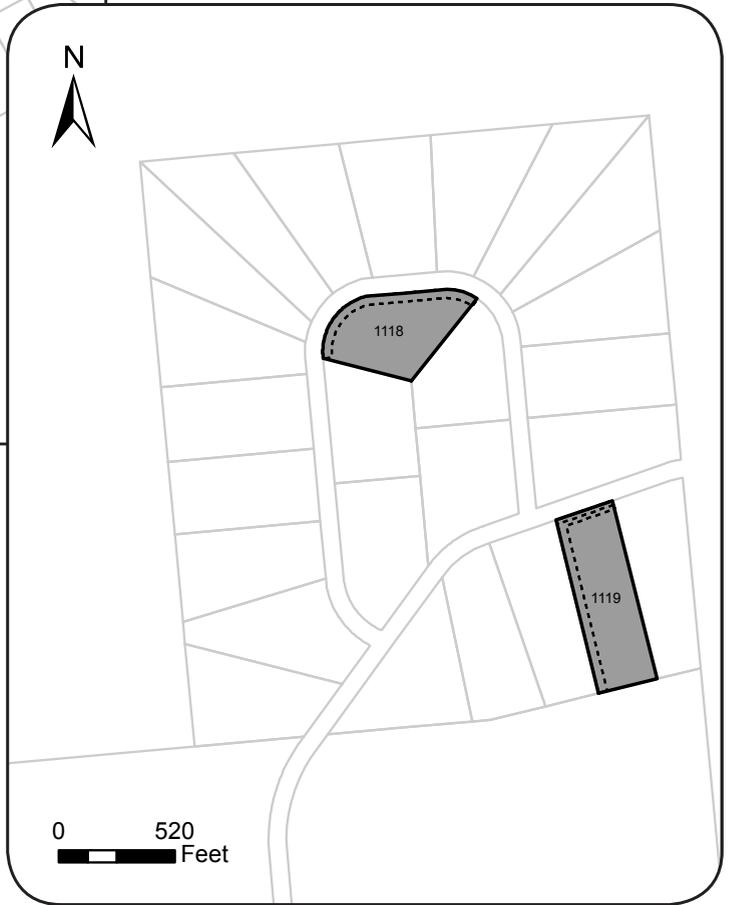
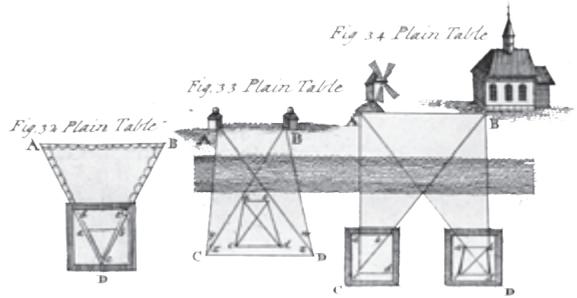
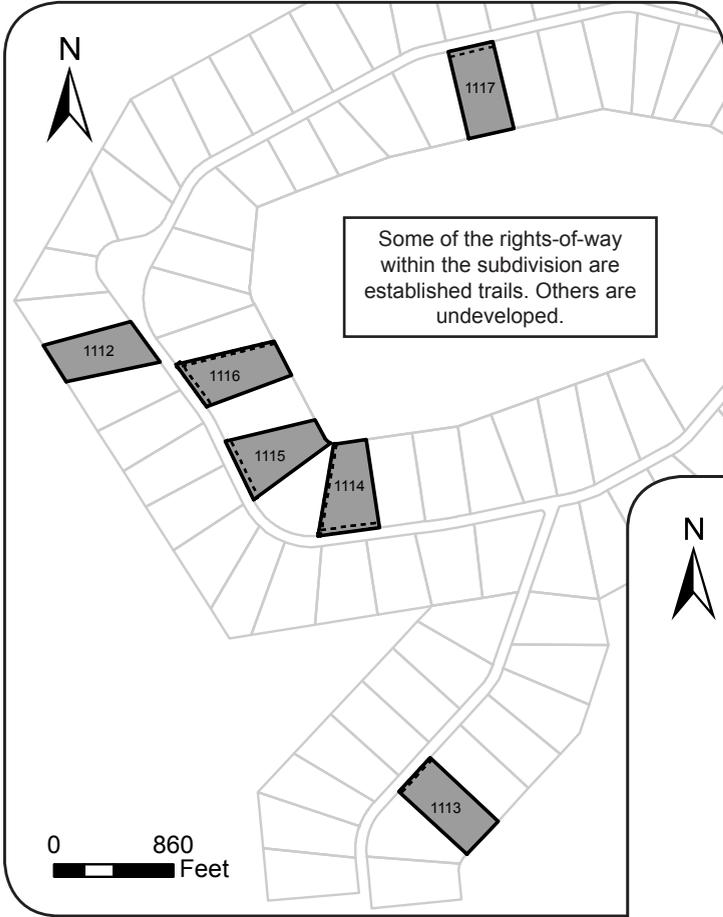
WHY BUY?
Hayes Creek offers a quick getaway from Fairbanks for relaxing, 4-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with Washington Creek and Chatanika River nearby.
LOCATION
Hayes Creek subdivision is located approximately 18 miles north of Fairbanks and 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 dirt/gravel road (Himalaya Road) 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 F003N002W7,8,18. The survey has been filed as plat 82-124 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, pedestrian, and section line 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 is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.
NOTES
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/>.



Hayes Creek



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1112	409269	5.023	20	1	\$7,300
1113	409290	5.0	3	2	\$7,300
1114	409301	5.0	8	3	\$7,300
1115	409303	5.0	10	3	\$7,300
1116	409305	5.0	12	3	\$7,300
1117	409315	5.0	22	3	\$7,300
1118	409341	4.183	3	6	\$6,100
1119	409347	5.0	4	7	\$7,300

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