



Little Goldstream



Looking north near Little Goldstream

WHY BUY?

Little Goldstream offers a getaway with great access for hunting, fishing, 4-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, setbacks, and reservations of record. Easements affecting these parcels depicted on the plat may include, but are not limited to, section line, utility, and public access 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 is electric service along the southern edge of the subdivision. Purchasers will be responsible for extending the lines at their own expense.

MUNICIPAL AUTHORITY

This area does not have an incorporated local government, and is subject to State of Alaska platting authority.

NOTES

This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

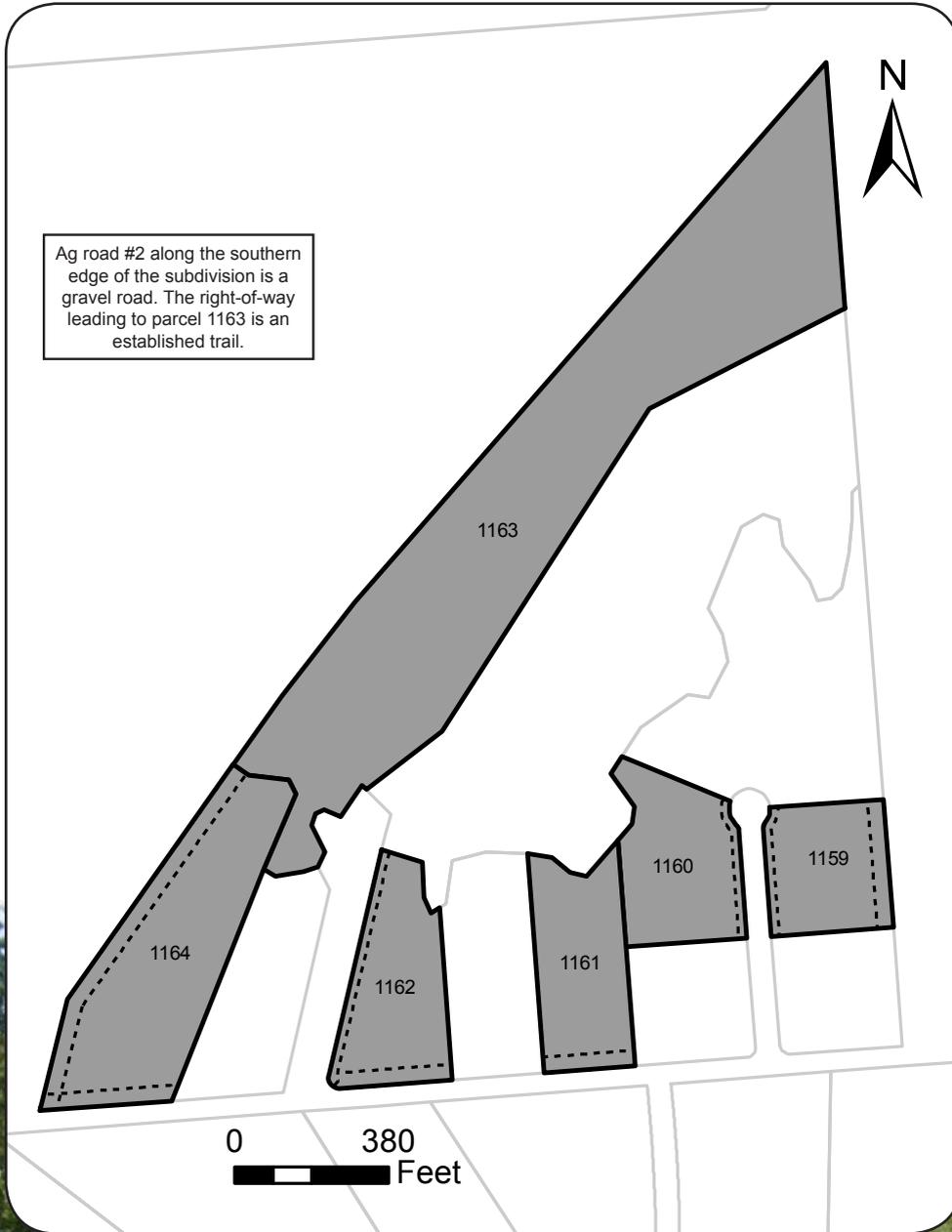


N. Parks Highway

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/>.



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Ag road #2 along the southern edge of the subdivision is a gravel road. The right-of-way leading to parcel 1163 is an established trail.

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1159	419421	2.17	2	\$5,000
1160	419423	2.68	4	\$7,500
1161	419425	2.65	6	\$12,000
1162	420001	2.82	8	\$12,500
1163	420003	15.57	10	\$14,200
1164	420005	5.51	12	\$18,700

Kenea Drive along Little Goldstream Subdivision

Southeast
AK

Mat-Su
Road

Kenai

Copper River
Valley

Susitna Valley
Remote

Southwest
AK

Fairbanks,
Elliott Hwy.

**N. Parks
Highway**

Steele
Highway

Richardson,
AK Highways

Interior
Remote

General
Information