



Nenana South



Parcel 1168 in Nenana South, to the left of the cul-de-sac.
The Parks Highway is at the top of the picture.

WHY BUY?

Nenana South offers a very accessible getaway with great access for hunting, fishing, 4-wheeling, snow machining, and other outdoor pursuits. Recreational opportunities abound with the Tanana and Nenana Rivers nearby.

LOCATION

Nenana South Subdivision is located approximately 3 miles south of Nenana near Mile Marker 302.

ACCESS

Nenana South Subdivision is accessible off the Parks Highway by dirt/gravel road (FAA Way and Tonsona Road).

SURVEY & MTRS

Nenana South is survey ASLS 80-106, located in F004S008W36. The survey has been filed as plat 81-4 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 and lot 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 is power into the subdivision. The extent of power infrastructure within the subdivision is unknown. Purchasers will be responsible for extending the existing power lines.

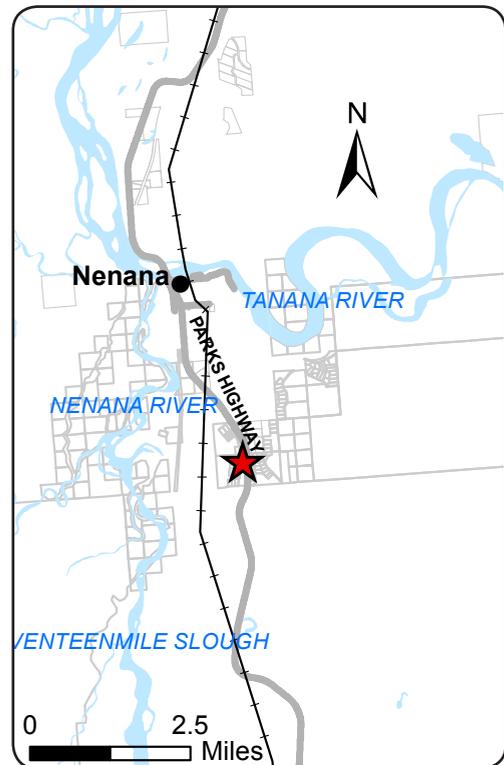
MUNICIPAL AUTHORITY

This area is within the boundary of the City of Nenana 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 city 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.

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on Apr 13, 1981 in the Nenana Recording District.



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/>.

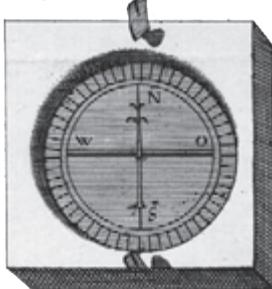
N. Parks Highway



Nenana South



Fig. 15 Compass



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1165	406780	3.557	2	K	\$11,700
1166	407006	3.739	9	K	\$12,000
1167	407007	3.943	10	K	\$12,300
1168	407055	4.977	2	G	\$14,400
1169	407058	4.132	1	I	\$9,300
1170	407059	4.132	2	I	\$9,300

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