



Tofty



Tofty subdivision, parcel 1138

LOCATION

The Tofty Subdivision is located approximately 85 miles (170 road miles) due west of Fairbanks, on seasonally DOT maintained Tofty Road.

ACCESS

Access is via the Elliott Hwy. and Tofty Road, then to individual parcels via platted rights-of-way. Note that Tofty Road is not maintained in the winter.

SURVEY & MTRS

Tofty is survey ASLS 2011-38, located in F003N016W15,16. The survey has been filed as plat 2012-5 in the Manley Hot Springs 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 public use 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.

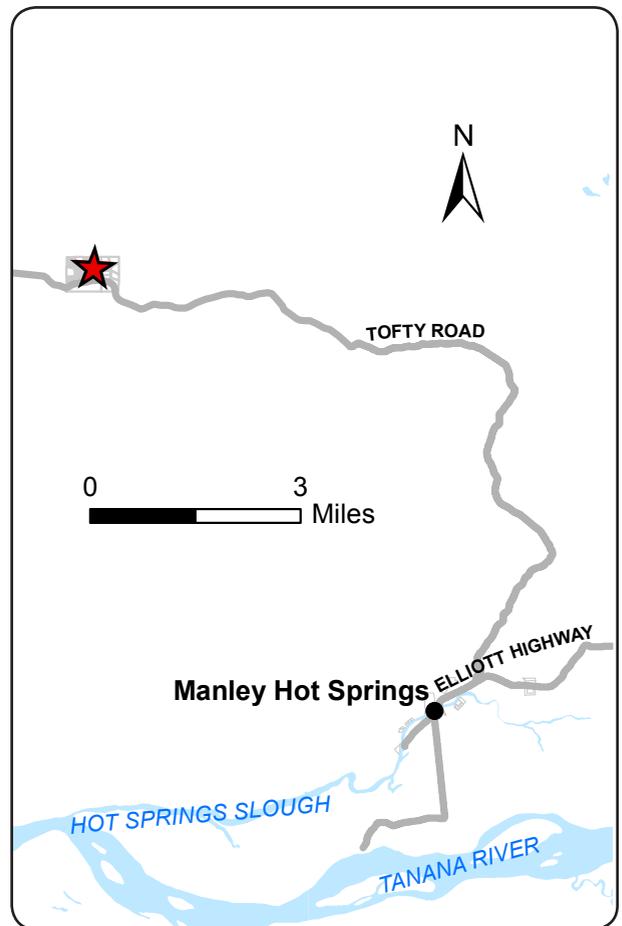
MUNICIPAL AUTHORITY

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

NOTES

Approach survey information for Cassiterite Court and Tin Belt Circle are available from DNR. Approaches are not constructed. DOT permits are required for work in the Tofty Road right-of-way. Parcels 1132, 1139, and 1140 are located on Tentatively Approved land, please see page 125 for details. This area is in a Full Fire Management Option. See the Fire section of this brochure on page 122 for details.

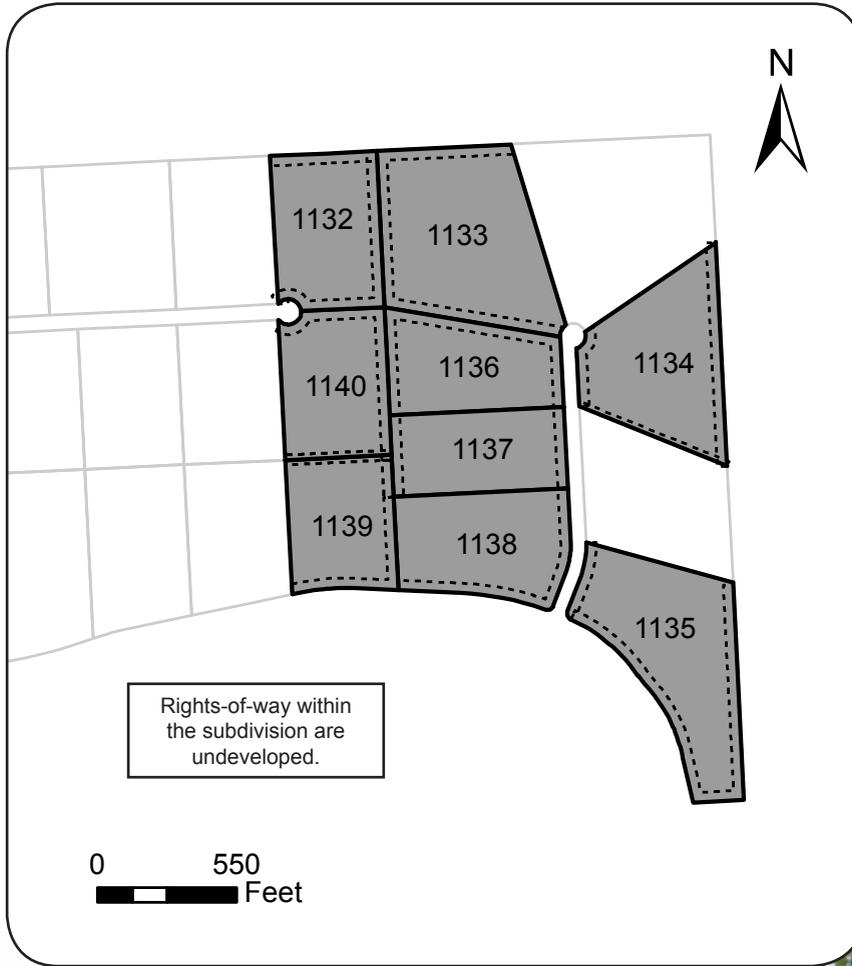
Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.



Fairbanks,
Elliott Hwy.

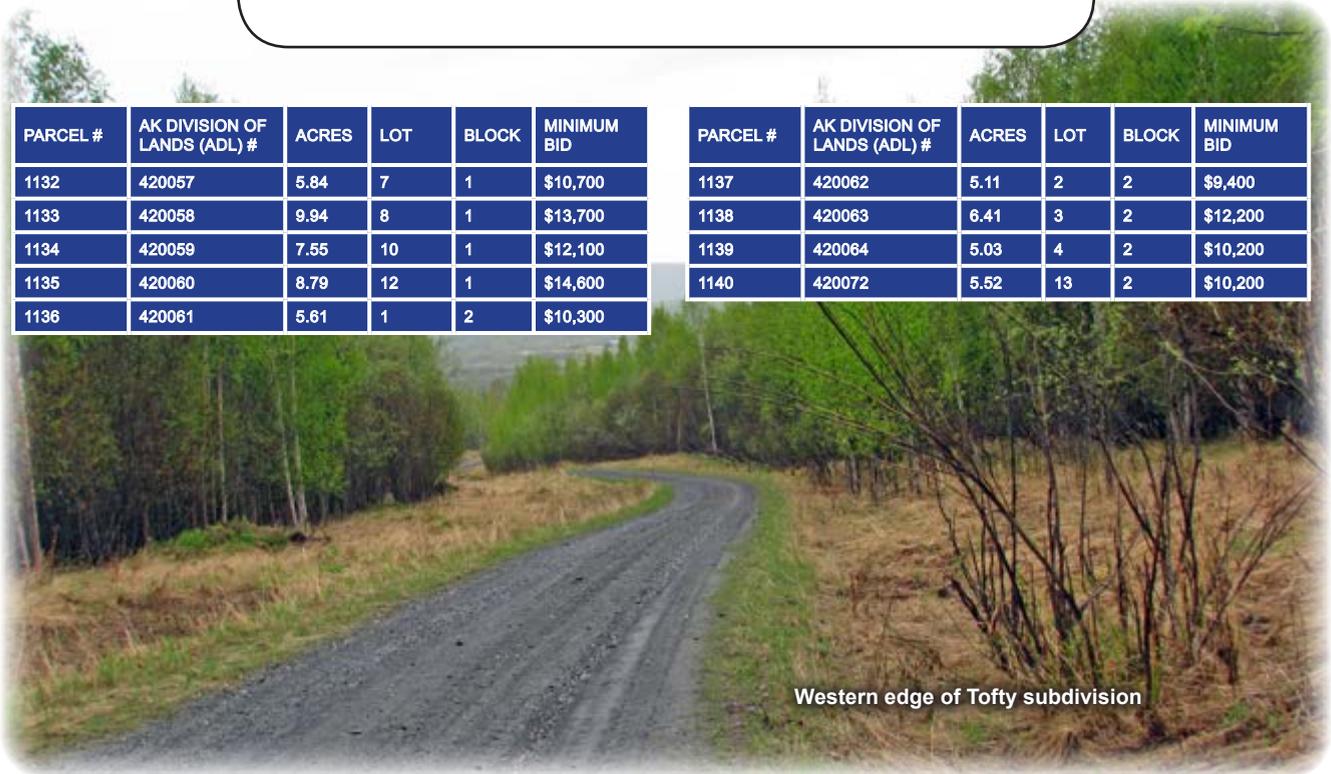


Tofty



| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|-------|-----|-------|-------------|
| 1132 | 420057 | 5.84 | 7 | 1 | \$10,700 |
| 1133 | 420058 | 9.94 | 8 | 1 | \$13,700 |
| 1134 | 420059 | 7.55 | 10 | 1 | \$12,100 |
| 1135 | 420060 | 8.79 | 12 | 1 | \$14,600 |
| 1136 | 420061 | 5.61 | 1 | 2 | \$10,300 |

| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|-------|-----|-------|-------------|
| 1137 | 420062 | 5.11 | 2 | 2 | \$9,400 |
| 1138 | 420063 | 6.41 | 3 | 2 | \$12,200 |
| 1139 | 420064 | 5.03 | 4 | 2 | \$10,200 |
| 1140 | 420072 | 5.52 | 13 | 2 | \$10,200 |



Western edge of Tofty 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