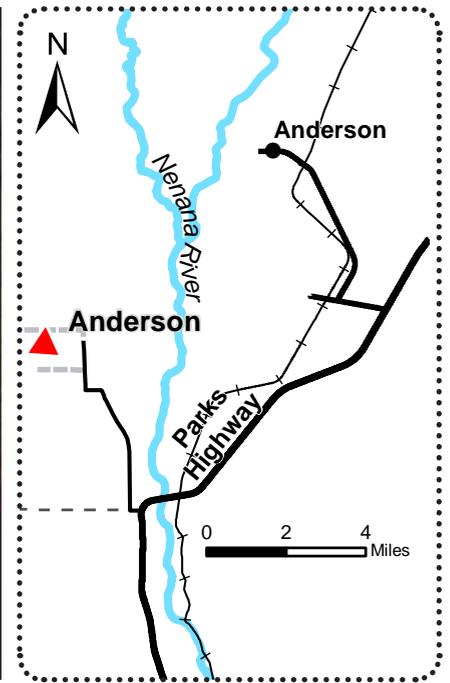




Anderson



Anderson parcel 1126 (ADL 401998) showing area that burned in 2015



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	SURVEY	MINIMUM BID
1125	401982	38.48	3	ASLS 79-28	\$21,200
1126	401998	39.14	7	ASLS 79-31	\$21,500

LOCATION

These Anderson parcels are located west of the Nenana River, approximately 5 miles from the Parks Highway Bridge. They are across the river from the community of Anderson.

ACCESS

Access is by gravel roads from the Parks Highway. Parcel 1126 (ADL 401998) is on a gravel road. Parcel 1125 (ADL 401982) is accessible via the undeveloped right-of-way along the northern edge of the parcel.

RIGHT-OF-WAY STATUS

Some of the rights-of-way are gravel roads. Others are undeveloped, or minimally developed ATV trails.

SURVEY & MTRS

Anderson is survey ASLS 79-28,79-31, located in F007S009W29,32. The surveys have been filed as plat 79-15 and 79-18 in the Nenana Recording District.

RESTRICTIONS

Easements affecting these parcels, as 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 be recorded separately.

LOCAL GOVERNMENT

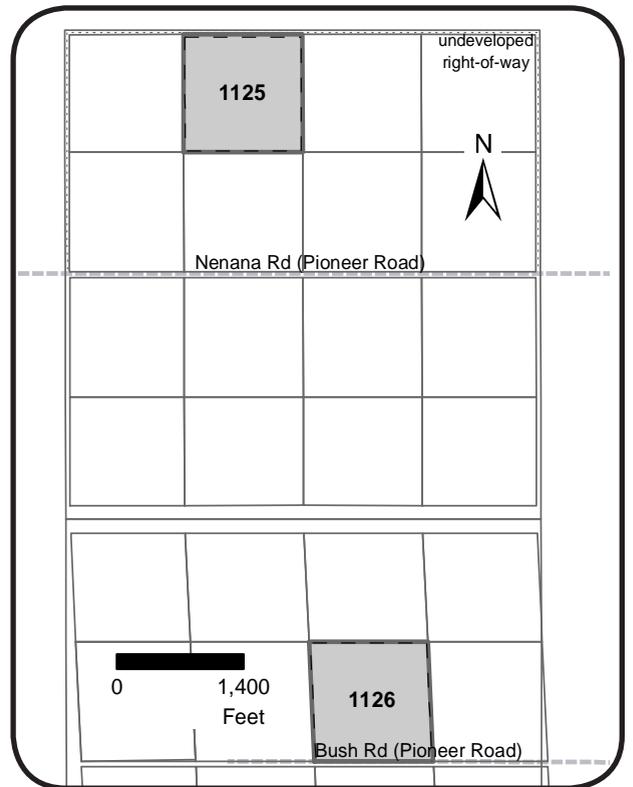
This area is within the boundary of the Denali Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.

NOTES

This area burned recently. Field inspection of the current conditions is strongly recommended. This area is in a Full Fire Management Option. See the Fire section of this brochure for details.

UTILITIES

There is no municipal water supply or sewer system. 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.



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