

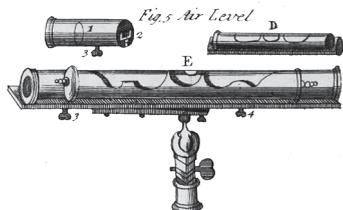
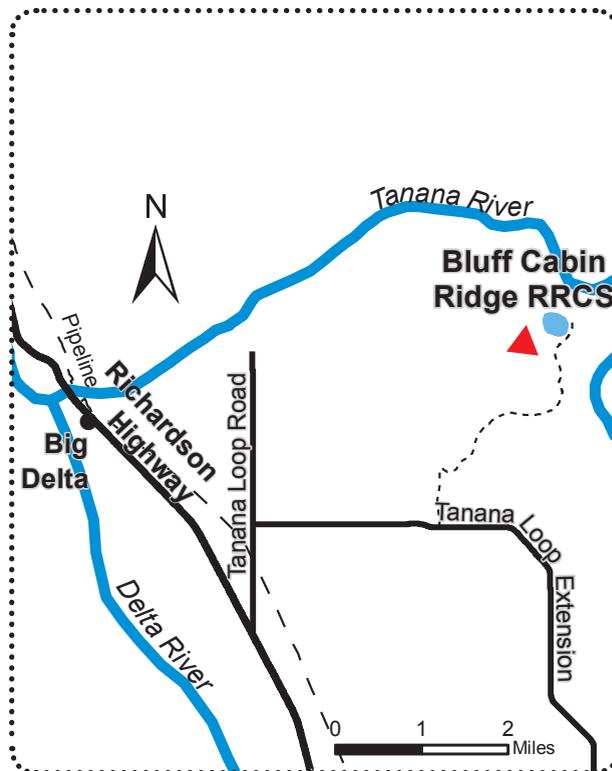


# Bluff Cabin Ridge RRCS



Bluff Cabin Lake and the Tanana River

LOCATION
Bluff Cabin Ridge is located 10 miles northeast of Delta Junction near two small lakes and the Tanana River.
ACCESS
Access to the area is via the Bluff Cabin Lake Trail (ADL 400064) off of Tanana Loop Extension by ATV or snowmachine. The last half-mile to one mile to parcels 1157-1162 (ADLs 417838-417843) is across state land under generally allowed uses or along lot line easements.
RIGHT-OF-WAY STATUS
Bluff Cabin Lake Trail is an established trail.
SURVEY & MTRS
Bluff Cabin Ridge RRCS is survey ASLS 2006-18, located in F009S010E01,F009S011E06. The survey has been filed as plat 2008-70 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access & utility easements. There is a 100 foot building setback from the lake. 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 does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 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.

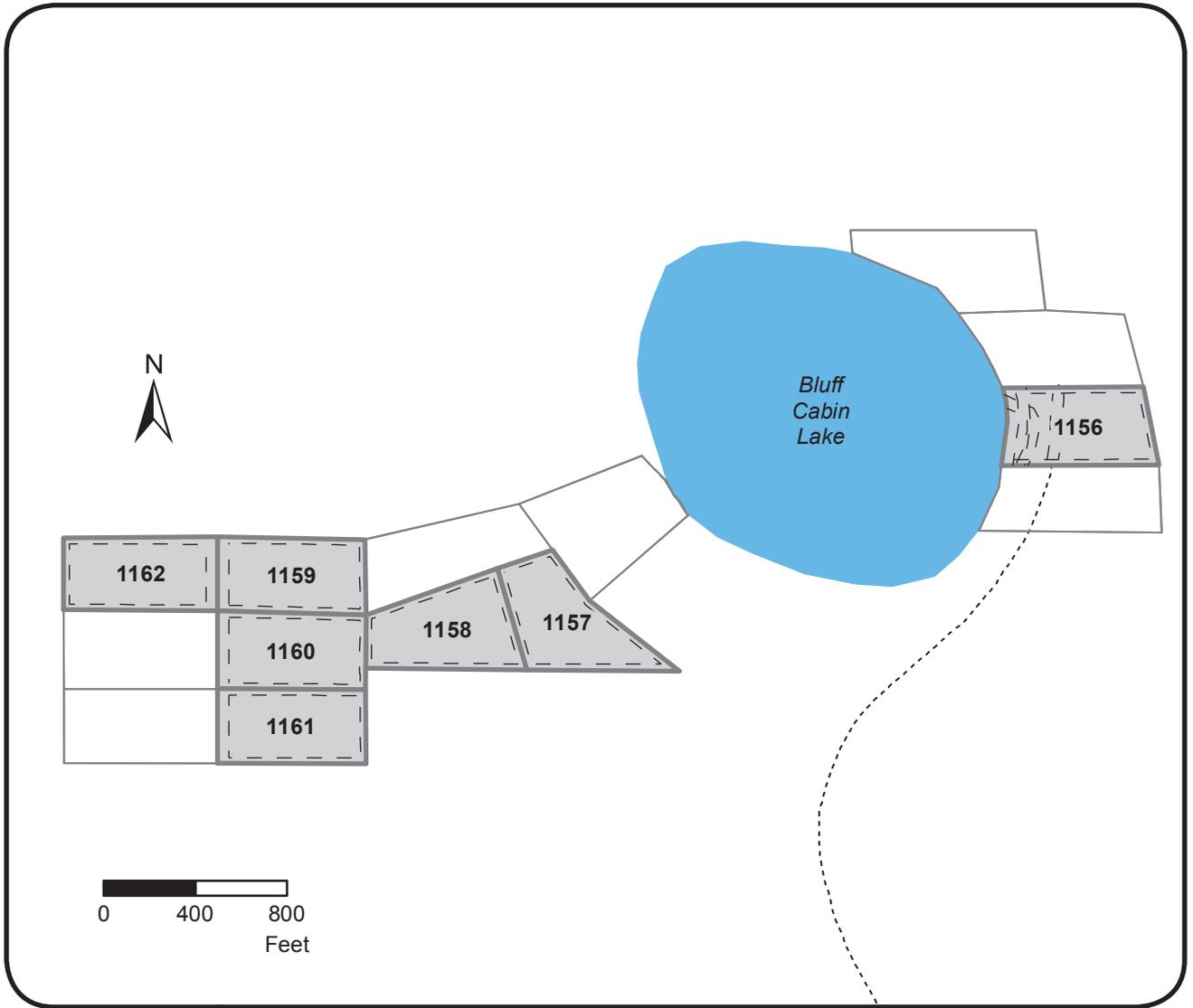


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Richardson, AK Highways



# Bluff Cabin Ridge RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1156	417836	5	C	\$13,100
1157	417838	5	N	\$5,000
1158	417839	5	M	\$5,000
1159	417840	5	H	\$5,000
1160	417841	5	I	\$5,000
1161	417842	5	J	\$5,000
1162	417843	5	E	\$5,000

Southeast  
AK

Mat-Su  
Road

Kodiak

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

**Richardson,  
AK Highways**

Interior  
Remote

General  
Information