



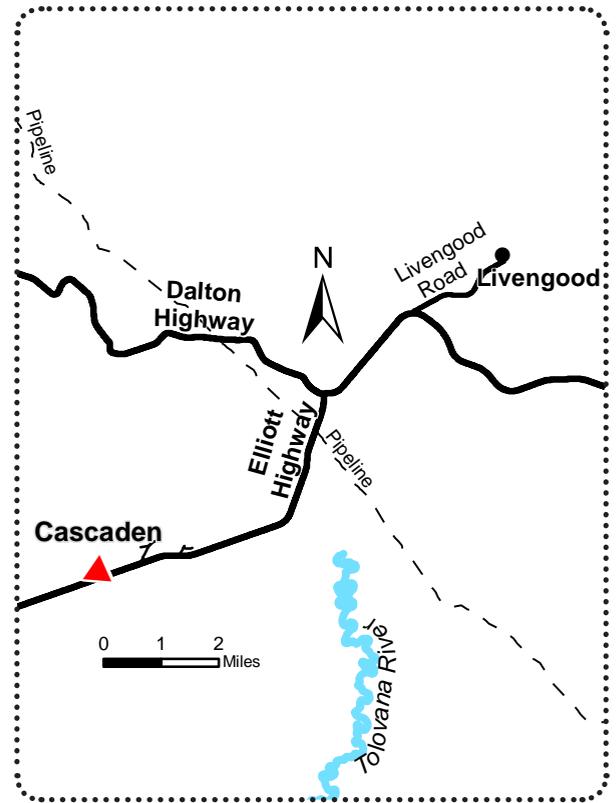
Cascaden



Trail in Cascaden

Fairbanks,
Elliott Hwy.

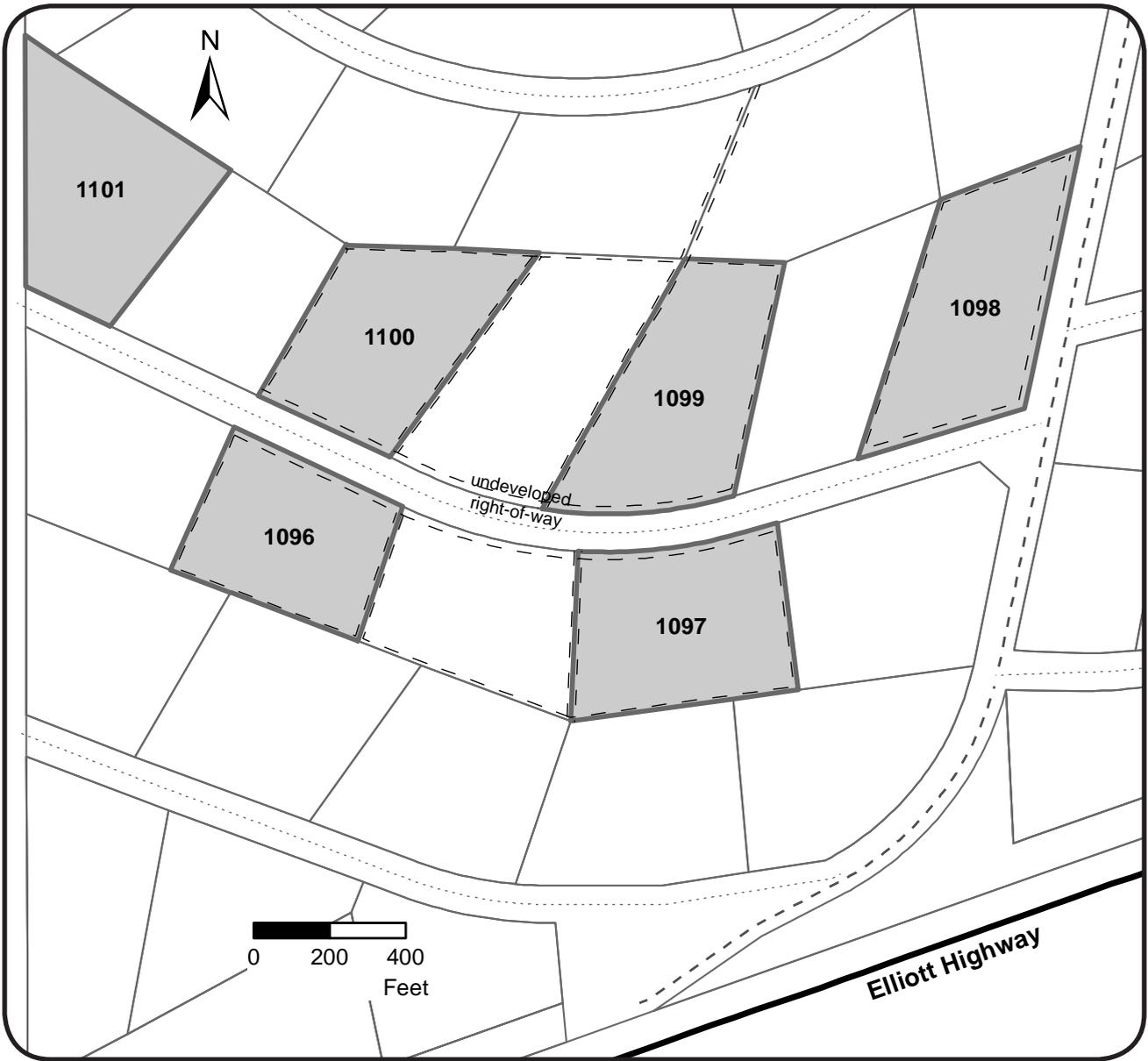
LOCATION
Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Highway.
ACCESS
Access is from the Elliott Highway via platted rights-of-way. No lots have direct access to the Elliott Highway. Driveways must open onto the dedicated rights-of-way.
RIGHT-OF-WAY STATUS
Rights-of-way within the western half of the subdivision are established ATV trails. Others are undeveloped.
SURVEY & MTRS
Cascaden is survey ASLS 86-98, located in F007N006W09,10. The survey has been filed as plat 87-20 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and pedestrian access 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 does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
Plat notes grant utility easements as determined necessary by the utility companies. 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/>.



Cascaden



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1096	419812	4.56	2	2	\$10,500
1097	419814	5.539	4	2	\$12,700
1098	419816	5.761	7	3	\$13,300
1099	419818	5.747	9	3	\$13,200
1100	419820	5.265	11	3	\$12,100
1101	419822	5.579	13	3	\$12,800

- Southwest AK
- Interior Remote
- General Information
- Fairbanks, Elliott Hwy.
- Richardson, AK Highways
- Steese Highway
- N. Parks Highway
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southeast AK