



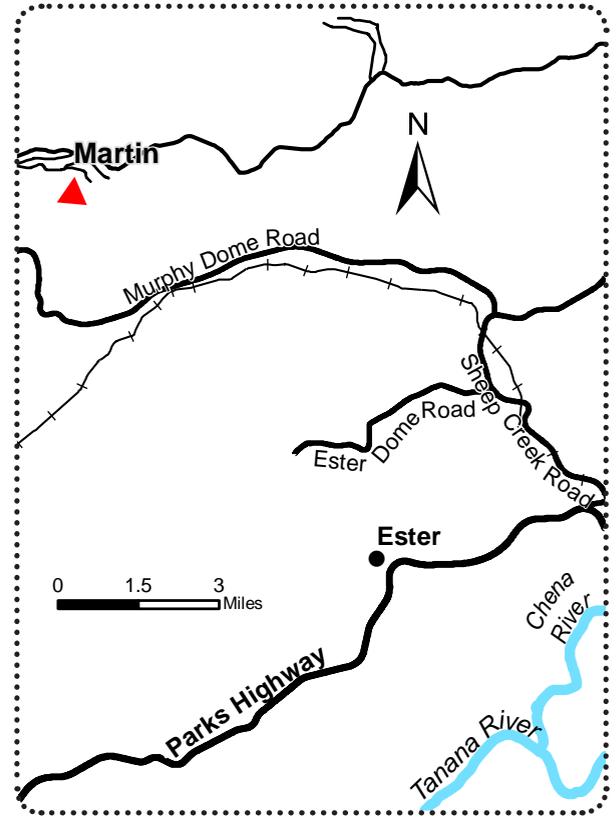
Martin



Martin parcels are along the left side of this photo

Fairbanks,
Elliott Hwy.

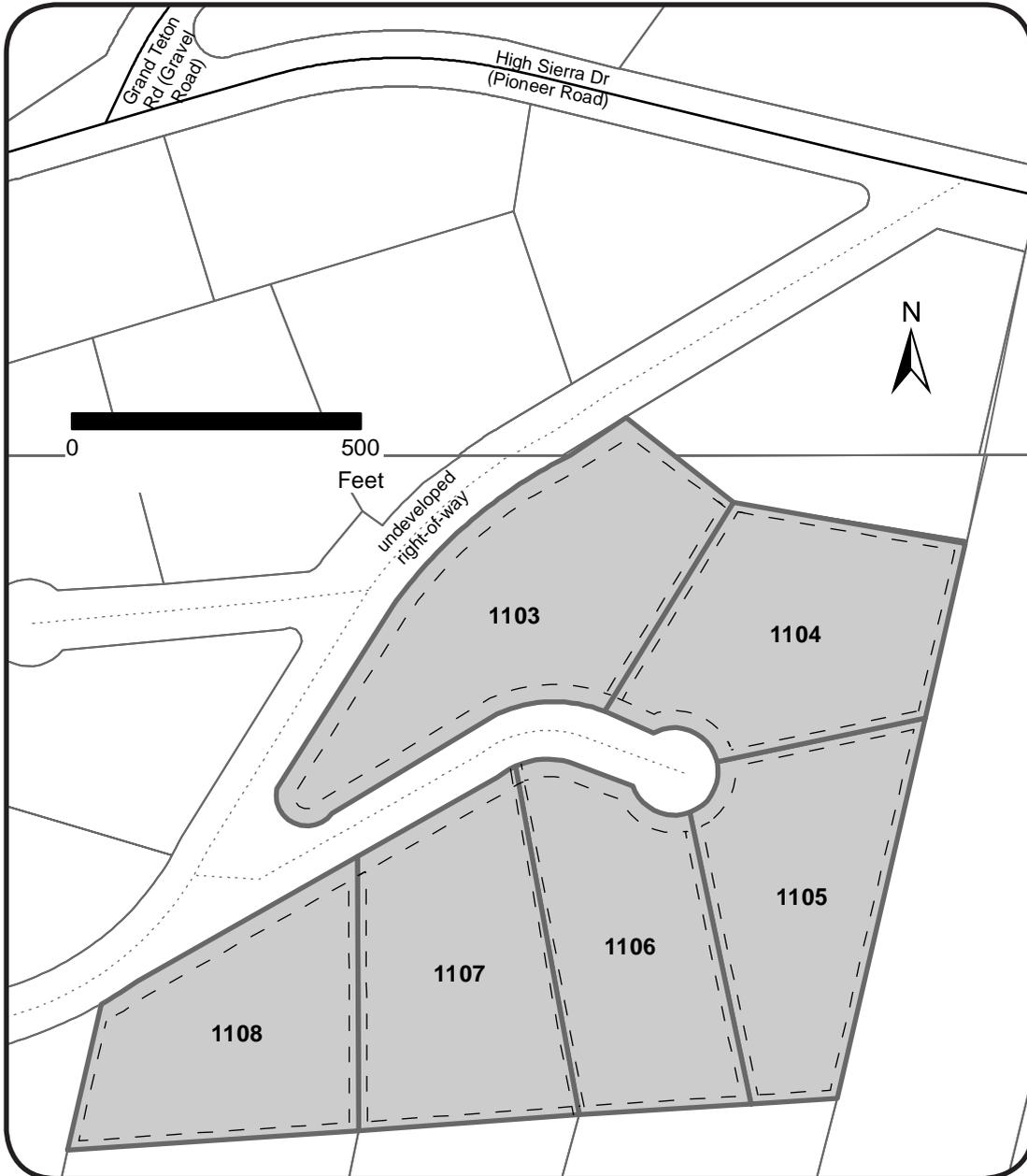
WHY BUY?
Martin subdivision parcels are south facing parcels offering an out of town feel combined with easy access to Fairbanks.
LOCATION
Martin subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.
ACCESS
Access to these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd intersects Old Murphy Dome Rd and leads to High Sierra Dr. These parcels are down an undeveloped right-of-way from High Sierra Dr.
RIGHT-OF-WAY STATUS
Some rights-of-way are developed trails. Rights-of-way to these parcels are undeveloped.
SURVEY & MTRS
Martin is survey ASLS 84-21, located in F001N003W05. The survey has been filed as plat 84-275 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility, non-motorized trail 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 Fairbanks North Star 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 is in a Critical 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. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.



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/>.



Martin



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1103	419089	5.36	2	7	\$15,900
1104	419090	4.24	3	7	\$12,600
1105	419091	4.002	4	7	\$11,600
1106	419092	3.94	5	7	\$11,600
1107	419093	4.052	6	7	\$11,800
1108	419094	3.908	7	7	\$11,600

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