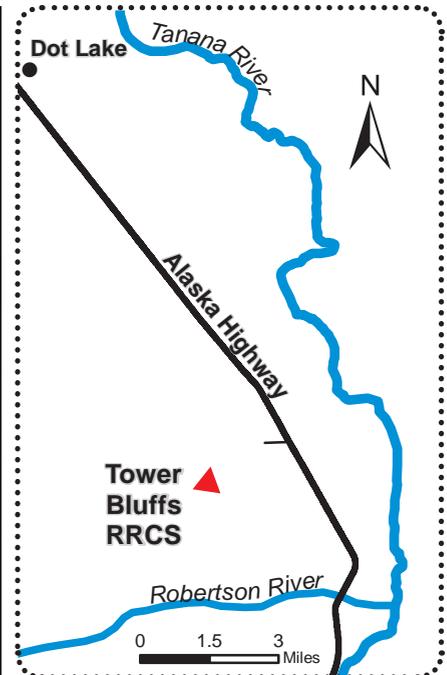




Tower Bluffs RRCS

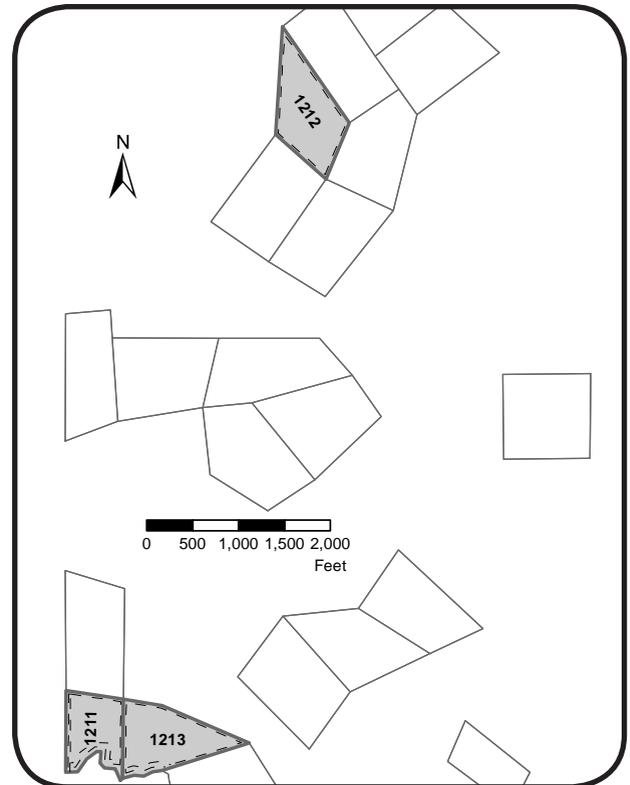


Aerial view near parcels 1211 & 1213



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1211	417228	10.58	17	\$8,200
1212	417833	15.51	4	\$9,900
1213	417948	15.49	16	\$10,600

LOCATION
Tower Bluffs is located west of the Alaska Highway, 32 road miles from Tok.
ACCESS
Access is from the Tower Bluffs Subdivision rights-of-way or across general state land.
RIGHT-OF-WAY STATUS
There are no developed rights-of-way to the parcels; trails leading into Tower Bluffs Subdivision may provide access partway to these parcels.
SURVEY & MTRS
Tower Bluffs RRCS is survey ASLS 2006-23, located in C020N008E05,08. The survey has been filed as plat 2009-109 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, public access and utility easements. Parcels 1211 and 1213 (ADLs 417228 and 417948) are subject to 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 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/>.

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