

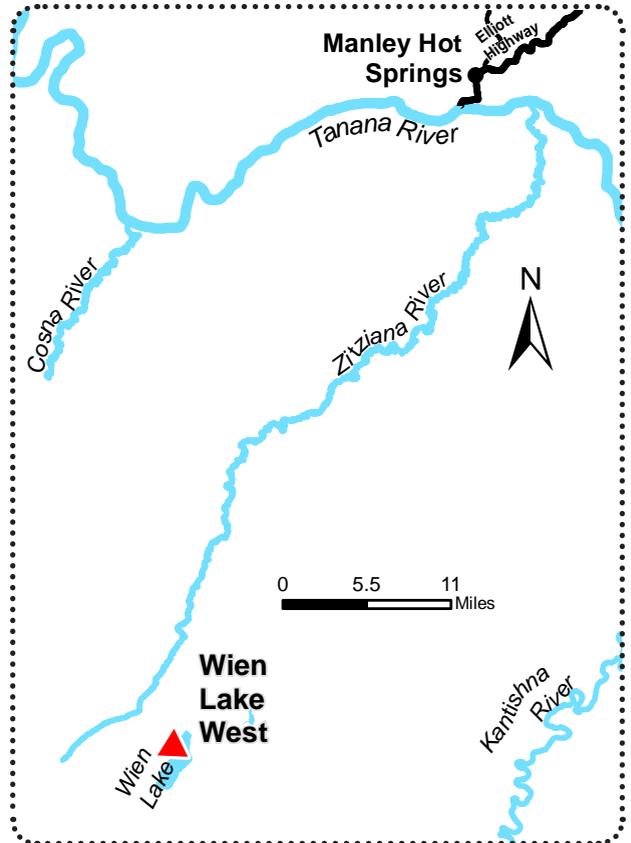


Wien Lake West



Parcels 1235 and 1236 (ADLs 420510, 420511) along Wien Lake

WHY BUY?
Wien Lake offers remote lake-front parcels, with great access for a variety of outdoor pursuits.
LOCATION
Wien Lake is approximately 65 miles southwest of Nenana.
ACCESS
Access is by float or ski plane to Wien Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs.
RIGHT-OF-WAY STATUS
The right-of-way in the northern portion of the subdivision is a trail, trail work is planned for summer of 2016.
SURVEY & MTRS
Wien Lake West is survey ASLS 2013-30, located in F006S019W27,28,33. The survey has been filed as plat 2013-35 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, and utility easements. Waterfront parcels are subject to a 100 foot building setback from Wien 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.

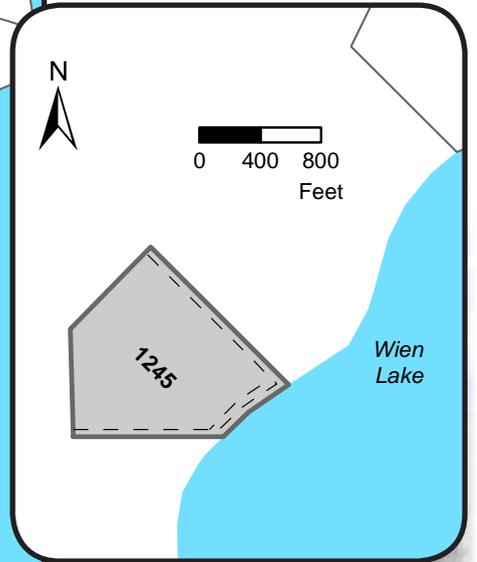
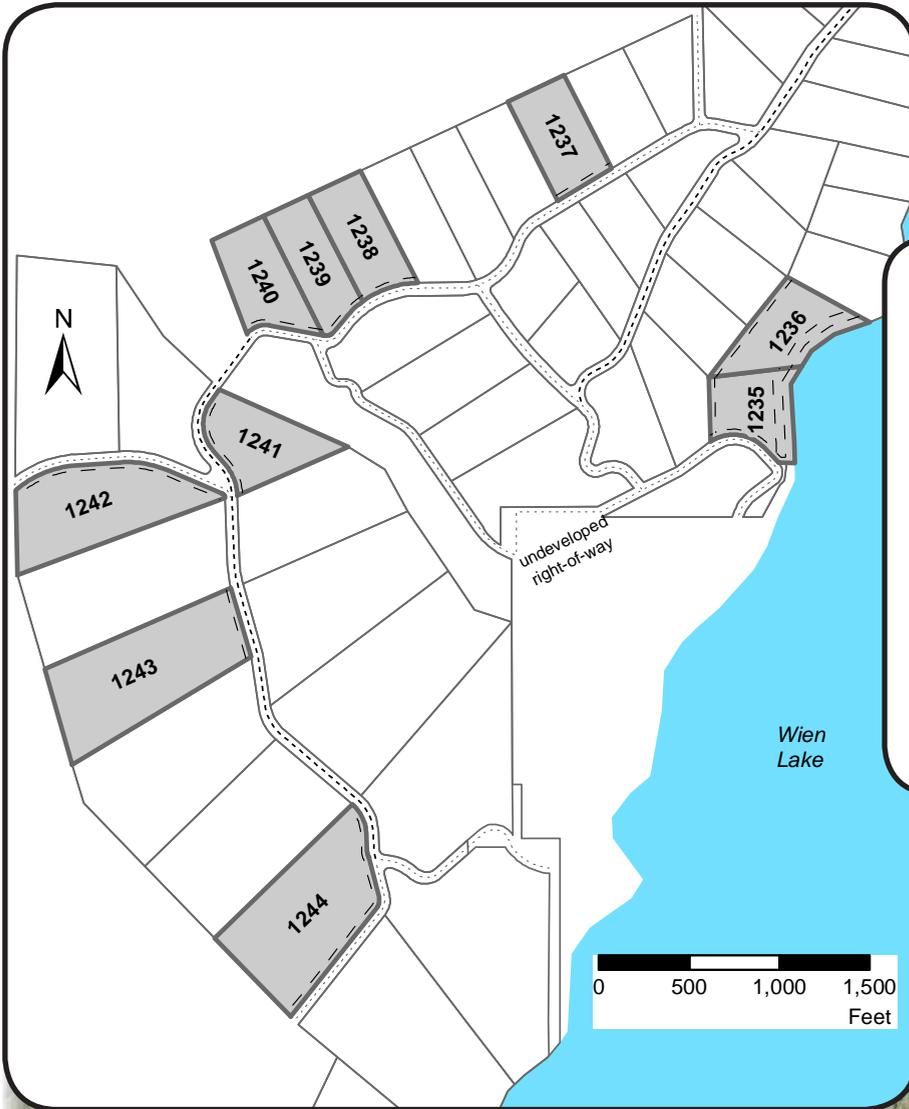


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Interior Remote



Wien Lake West



Airstrip north of Wien Lake parcels

PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1235	420510	3.66	16	2	\$14,400
1236	420511	4.58	17	2	\$16,000
1237	420526	4.72	3	5	\$3,300
1238	420530	4.85	7	5	\$3,400
1239	420531	4.52	8	5	\$3,200
1240	420532	4.94	9	5	\$3,500
1241	420535	5.36	1	7	\$3,800
1242	420540	9.66	1	8	\$5,200
1243	420542	12.34	3	8	\$6,100
1244	420545	11.9	6	8	\$5,900
1245	420549	26.44	1	10	\$36,200

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