

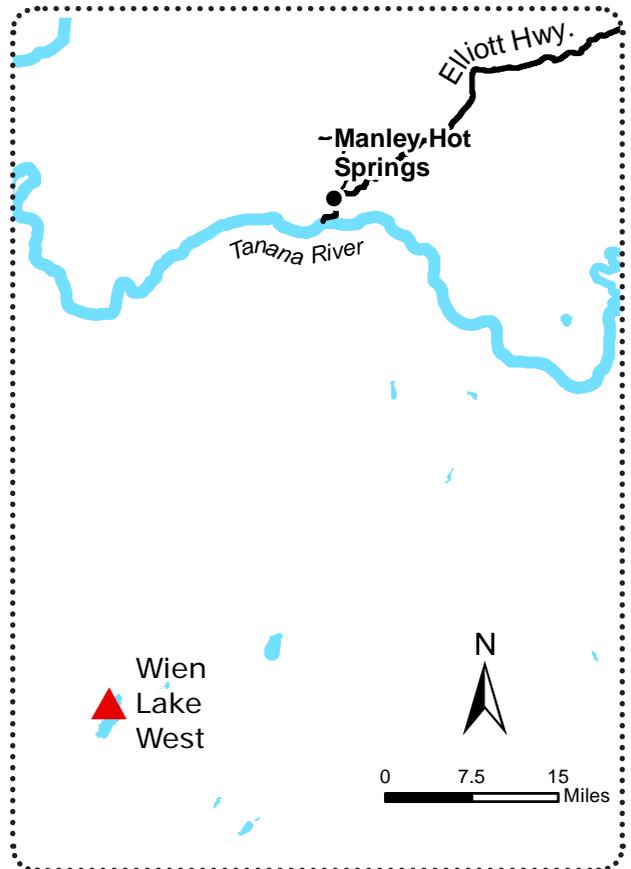


# Wien Lake West



Parcels 1203 and 1204 (ADL 420512 and 420513) 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.
SURVEY & MTRS
Wien Lake West is survey ASLS 2013-30, located in F006S019W27, 28, 33, 34. The survey has been recorded as plat 2015-35 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.

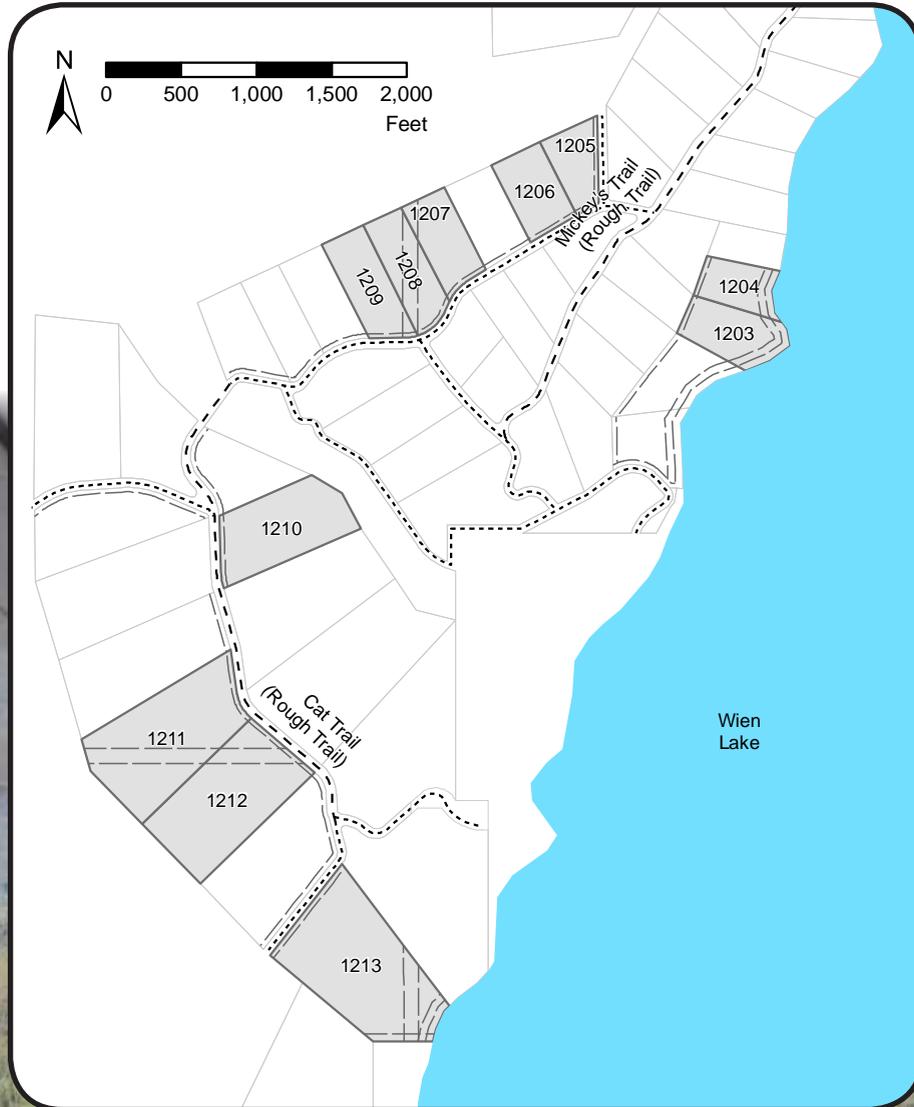


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other 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



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1203	420512	4.81	18	2	\$16,000
1204	420513	3.23	19	2	\$14,400
1205	420524	3.65	1	5	\$2,900
1206	420525	4.64	2	5	\$3,200
1207	420527	4.7	4	5	\$3,300
1208	420528	5.07	5	5	\$3,500
1209	420529	5.36	6	5	\$3,800
1210	420536	9.25	2	7	\$5,100
1211	420543	14.45	4	8	\$6,700
1212	420544	13.36	5	8	\$6,500
1213	420547	16.44	2	9	\$27,100

An airstrip north of Wien Lake Subdivision parcels

Southeast  
AK

Mat-Su  
Road

Kenai

Copper River  
Valley

Susitna Valley  
Remote

Southwest  
AK

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Steese  
Highway

Richardson,  
AK Highways

**Interior  
Remote**

General  
Information