



# Wien Lake West



View 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.

### UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. There are no utilities (electric, phone, internet, etc.) currently in this area.

### 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.

### RESTRICTIONS

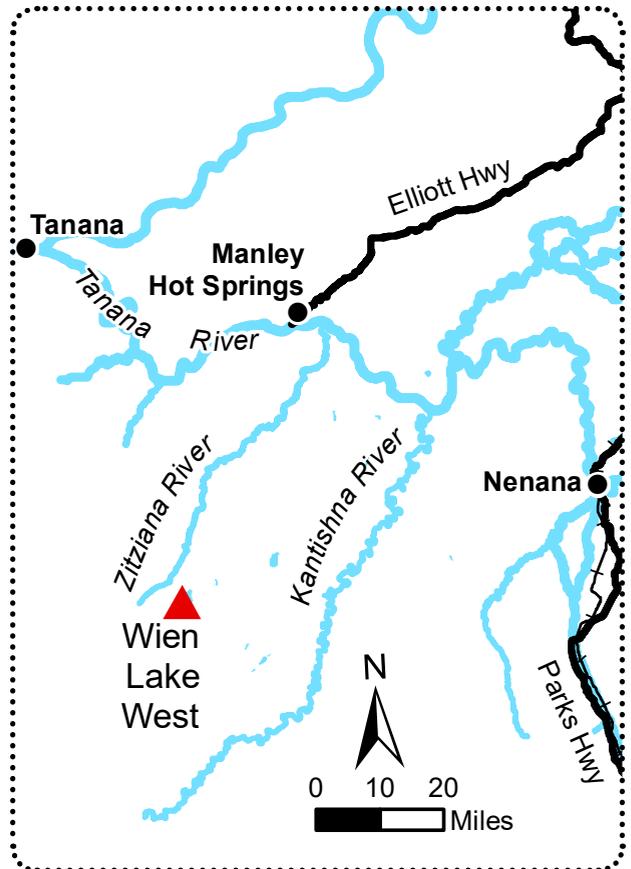
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Waterfront parcels are subject to a 100 foot building setback from Wien Lake. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### 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.

### RIGHT-OF-WAY STATUS

The right-of-way in the northern portion of the subdivision is a trail.

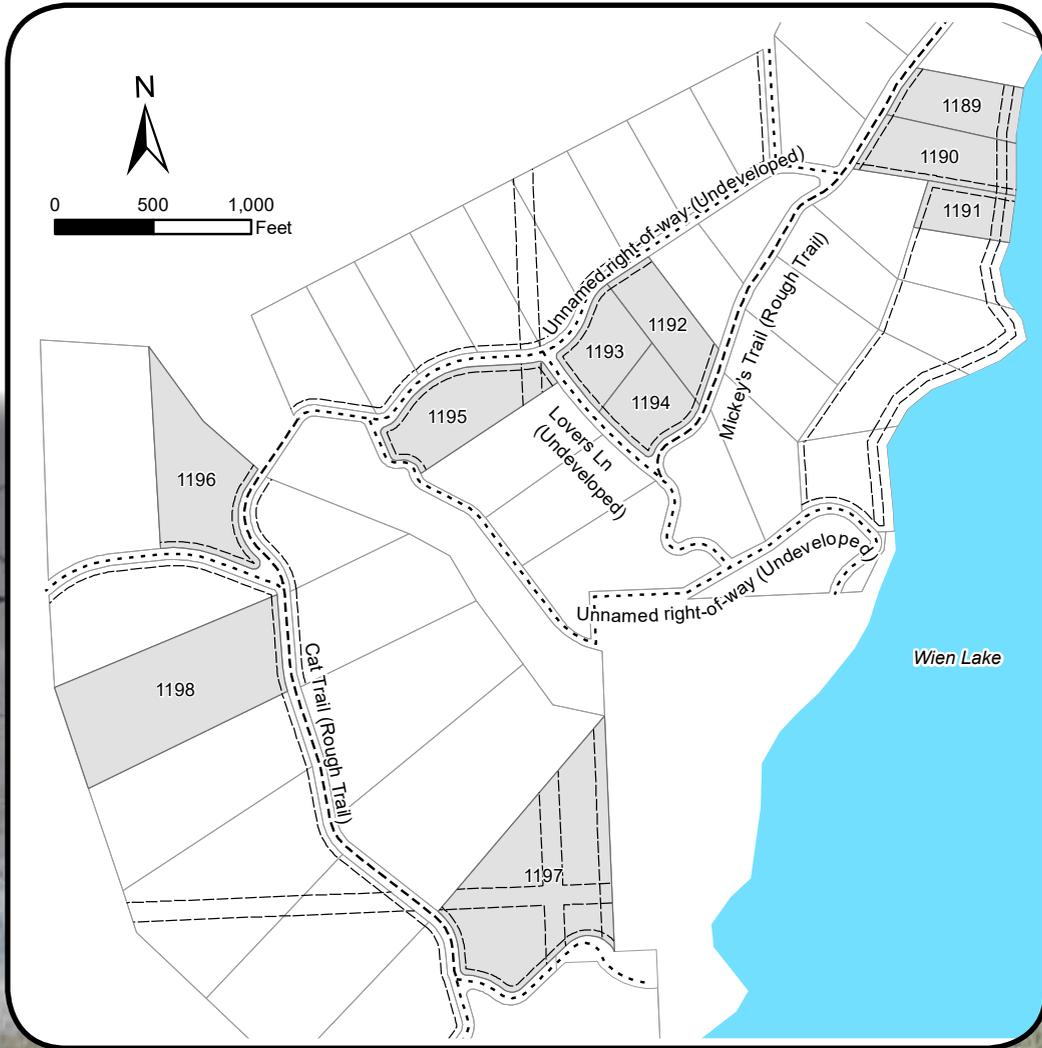


**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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



An airstrip north of Wien Lake Subdivision parcels.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1189	420502	8	2	3.53	\$14,400
1190	420503	9	2	4.59	\$16,000
1191	420514	20	2	2.51	\$14,400
1192	420517	3	3	3.94	\$2,800
1193	420518	4	3	3.62	\$2,800
1194	420519	5	3	3.55	\$2,800
1195	420520	1	4	5.93	\$3,900
1196	420533	1	6	7.65	\$4,600
1197	420539	5	7	14.58	\$6,600
1198	420541	2	8	13.77	\$6,500

South  
east  
AK

Mat-Su  
Road

Kenai

Copper  
River Valley

Susitna Valley  
Remote

Fairbanks,  
Elliott Hwy.

N. Parks  
Highway

Richardson,  
AK Highways

Steese  
Highway

Interior  
Remote

General  
Information