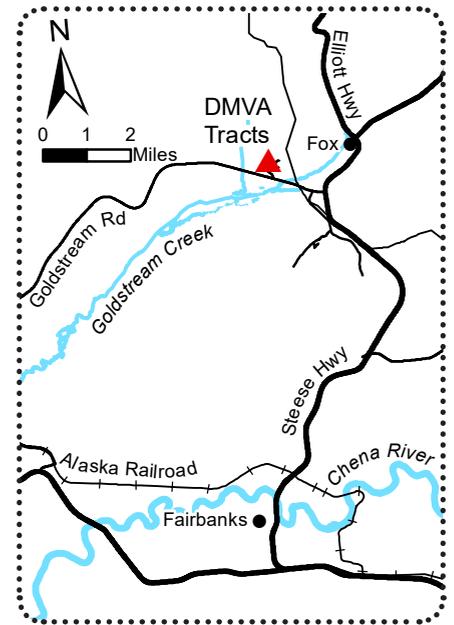




DMVA Tracts



Aspens at the eastern boundary of the Tract.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1222	420894	NE ¼ & Prt of SE ¼ Sec 35	317.44	\$730,000

LOCATION

The DMVA Tracts are located approximately 9 miles north of Fairbanks, west of the Steese Highway along Goldstream Road.

ACCESS

Legal access from Goldstream Road to the SW corner of the property and from Silver Creek Road (unconstructed) to the northwest corner of the property. Access can also be authorized by request across State land south of the parcel under ADL 421103.

UTILITIES

Electricity from GVEA is available near the southerly boundary of the property.

LOCAL GOVERNMENT

This area is within the boundary of the Fairbanks North Star Borough (FNSB) 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. The FNSB has initiated a rezone of the DMVA parcel Please check with the borough for details of current ordinances and status of rezone.

RESTRICTIONS

A private easement issued to the State's Office of History and Archeology (OHA) for the Davidson Ditch (ADL 421088) includes ingress and egress from Goldstream Road to the Ditch. Use of this easement consists of, but is not limited to, using existing and/or newly developed improvements by, at a minimum, foot or all-terrain vehicles. The grantee or the grantee's heirs, successors, and assigns shall not impede access from Goldstream Road to the Davidson Ditch (ADL 421088), but in no case shall the grantee or the grantee's heirs, successors, and assigns be responsible for improvements, maintenance, or construction of a road, trail, or otherwise for access between Goldstream Road and the Davidson Ditch (ADL 421088).

NOTES

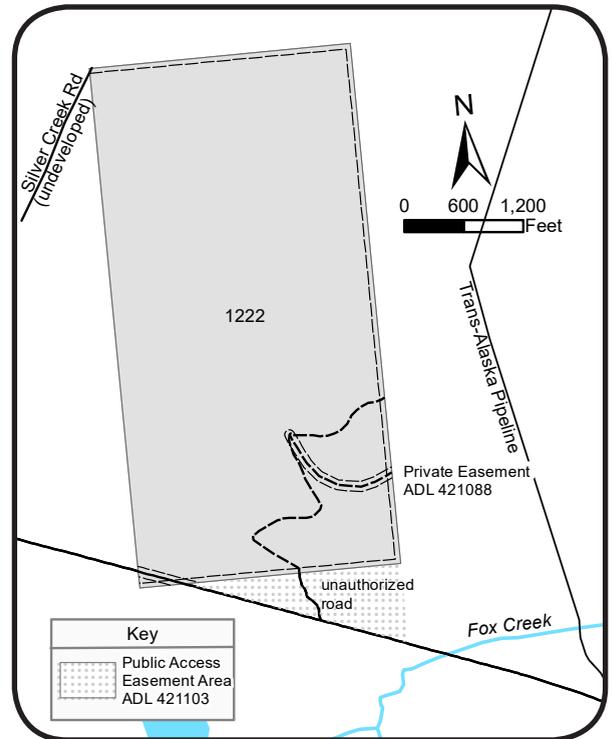
This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

SURVEY & MTRS

The NE ¼ and SE ¼ of Section 35 according to the official Government Land Office (GLO) plat of Township 2 North, Range 1 West, Fairbanks Meridian, Alaska accepted on December 22, 1913 by the Surveyor General, located within the Fairbanks Recording District, Fourth Judicial District, Alaska, except for that portion of the SE ¼ of Section 35, taken out for the Goldstream Road right of way as shown on plat 75-71, filed in the Fairbanks Recording District on June 24, 1975.

MINERAL ESTATE

The University has retained the subsurface rights to the NE ¼ of the property. The SE ¼ is subject to Mineral Order 1170.



Key	
	Public Access Easement Area ADL 421103

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/>.

Southeast AK

Mat-Su Road

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Richardson, AK Highways

Steese Highway

Interior Remote

General Information