



Martin



WHY BUY?

Martin subdivision parcels are south facing parcels offering an out of town feel combined with easy access to Fairbanks.

LOCATION

Martin subdivision is located on the south side of Old Murphy Dome Rd, approximately 20 miles from Fairbanks.

ACCESS

Access to these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd and Grand Teton Rd intersect Old Murphy Dome Rd and lead to High Sierra Dr. Parcels are accessed from High Sierra Dr and a series of undeveloped rights-of-way.

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. Electricity may be available adjacent to the subdivision. Buyers may need to extend the lines at their own expense.

LOCAL GOVERNMENT

This area is within the boundary of the Fairbanks North Star Borough 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 below. Please check with the borough for details of current ordinances.

NOTES

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

RESTRICTIONS

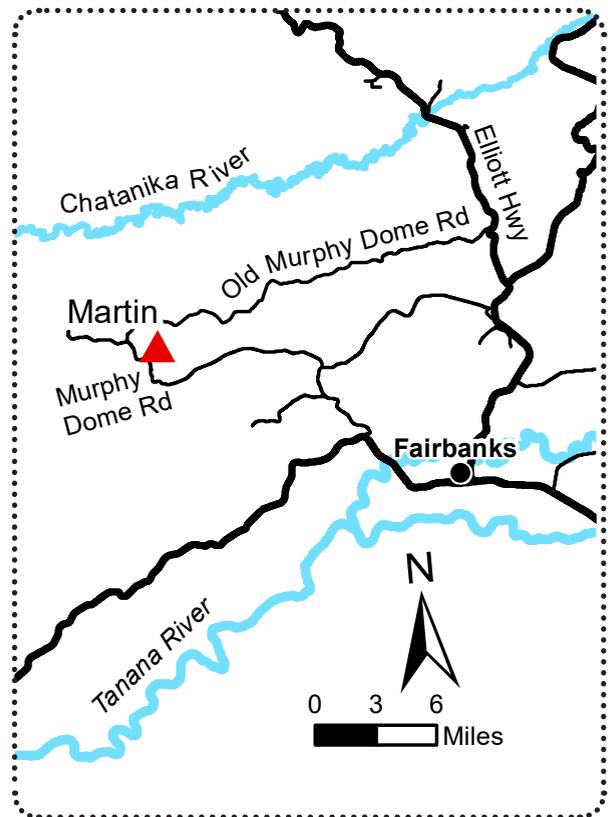
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

SURVEY & MTRS

Martin is survey ASLS 84-21, located in F001N003W05,06 and F002N003W31,32. The survey has been filed as plat 84-275 in the Fairbanks Recording District.

RIGHT-OF-WAY STATUS

Some rights-of-way have been constructed. Rights-of-way to these parcels are undeveloped.

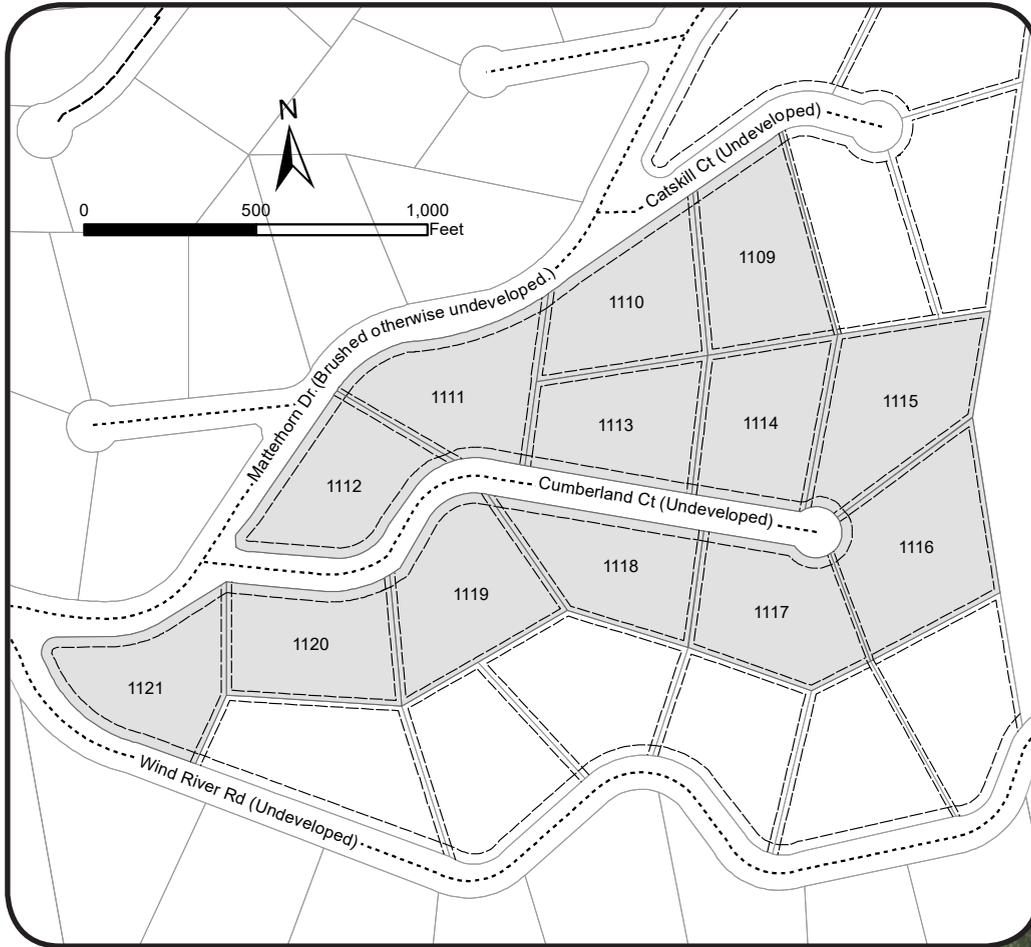


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Fairbanks,
Elliott Hwy.



Martin



A dirt road leading into the Martin Subdivision.

| PARCEL # | AK DIVISION OF LANDS (ADL) # | LOT | BLOCK | ACRES | MINIMUM BID |
|----------|------------------------------|-----|-------|-------|-------------|
| 1109 | 419093 | 6 | 7 | 4.052 | \$10,900 |
| 1110 | 419094 | 7 | 7 | 3.908 | \$11,500 |
| 1111 | 419095 | 8 | 7 | 3.984 | \$10,800 |
| 1112 | 419096 | 9 | 7 | 3.691 | \$11,400 |
| 1113 | 419097 | 10 | 7 | 3.696 | \$11,400 |
| 1114 | 419098 | 11 | 7 | 3.696 | \$11,400 |
| 1115 | 419099 | 12 | 7 | 4.566 | \$12,300 |
| 1116 | 419100 | 13 | 7 | 4.813 | \$13,000 |
| 1117 | 419101 | 14 | 7 | 3.902 | \$11,500 |
| 1118 | 419102 | 15 | 7 | 3.682 | \$11,400 |
| 1119 | 419103 | 16 | 7 | 4.347 | \$11,700 |
| 1120 | 419104 | 17 | 7 | 3.774 | \$11,400 |
| 1121 | 419105 | 18 | 7 | 3.695 | \$11,400 |

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