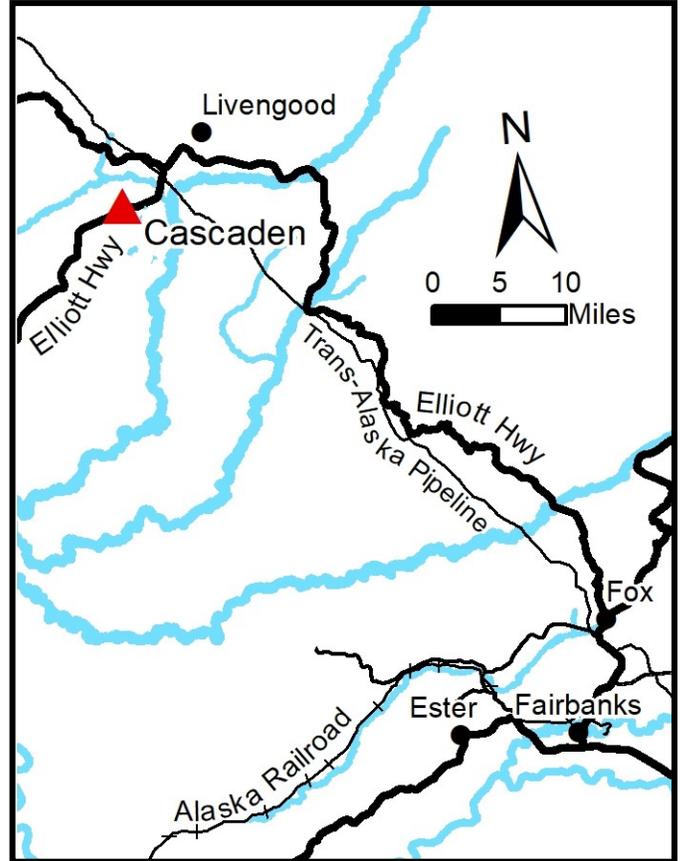
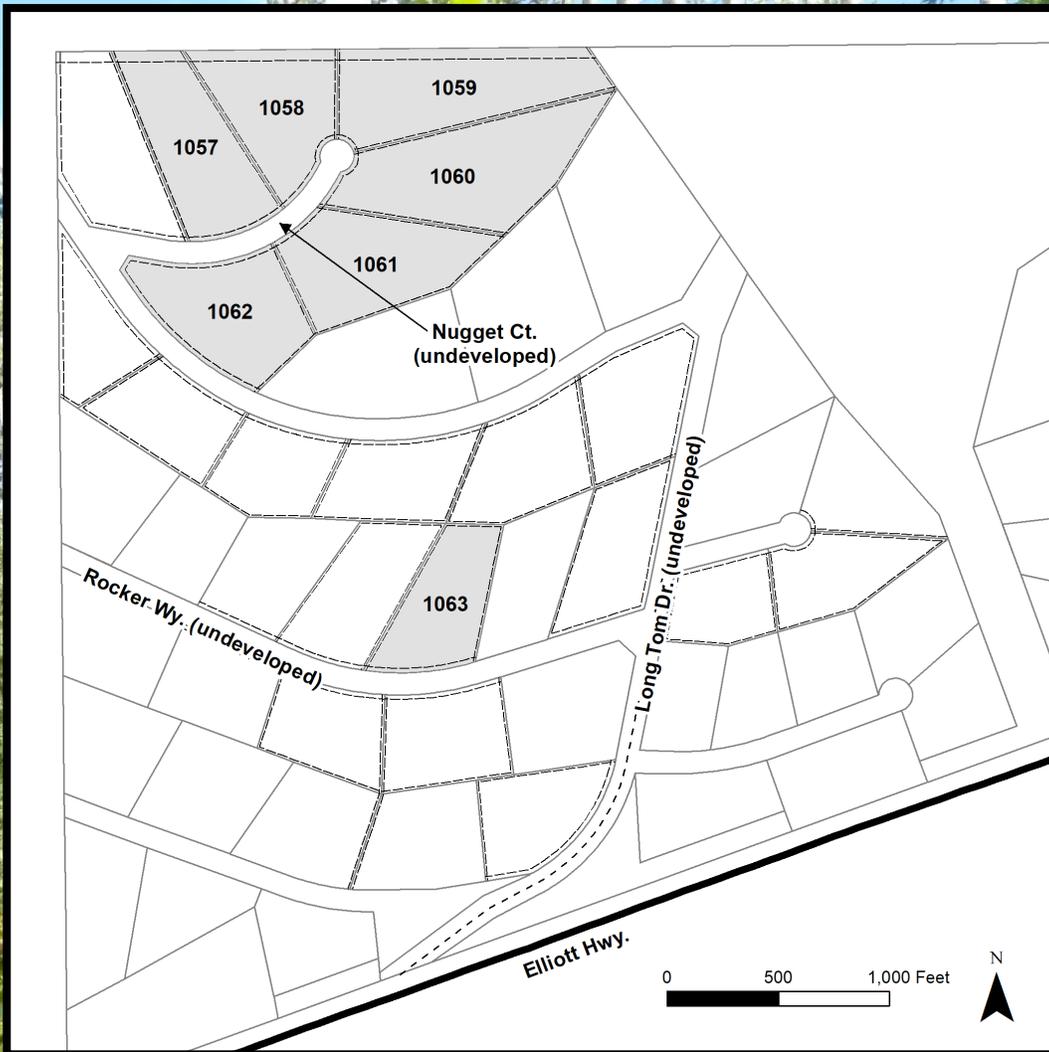


CASCADEN



Location	Cascaden Subdivision is located approximately 85 road miles northwest of Fairbanks and 8 miles south of Livengood, between miles 77 and 82 of the Elliott Hwy.
Access	Access is from the Elliott Hwy. via platted rights-of-way. No lots have direct access to the Elliott Hwy.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. 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	Plat notes grant utility easements as determined necessary by the utility companies.
Notes	Parcels within this subdivision may contain wetlands and may require a US Army Corps of Engineers permit prior to the placement of fill materials into these areas.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, trail, section line, utility, and pedestrian 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 and MTRS	Cascaden is survey ASLS 86-98, located in Section 9, Township 7 North, Range 6 West, Fairbanks Meridian. The survey has been filed as plat 87-20 in the Fairbanks Recording District.
Right-of-Way	Some of the rights-of-way within the subdivision are established trails. Others are undeveloped. Most of the right-of-way throughout the western half of the subdivision are brushed and ATV accessible. Long Tom Dr. has been cleared and improved with a pioneer road up to Fine Ct.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1057	420200	2	4	7.741	\$18,800
1058	420201	3	4	6.899	\$17,500
1059	420202	4	4	9.282	\$20,300
1060	420203	5	4	10.338	\$21,500
1061	420204	6	4	8.106	\$19,300
1062	420205	7	4	7.728	\$18,800
1063	419818	9	3	5.747	\$15,500

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/>.