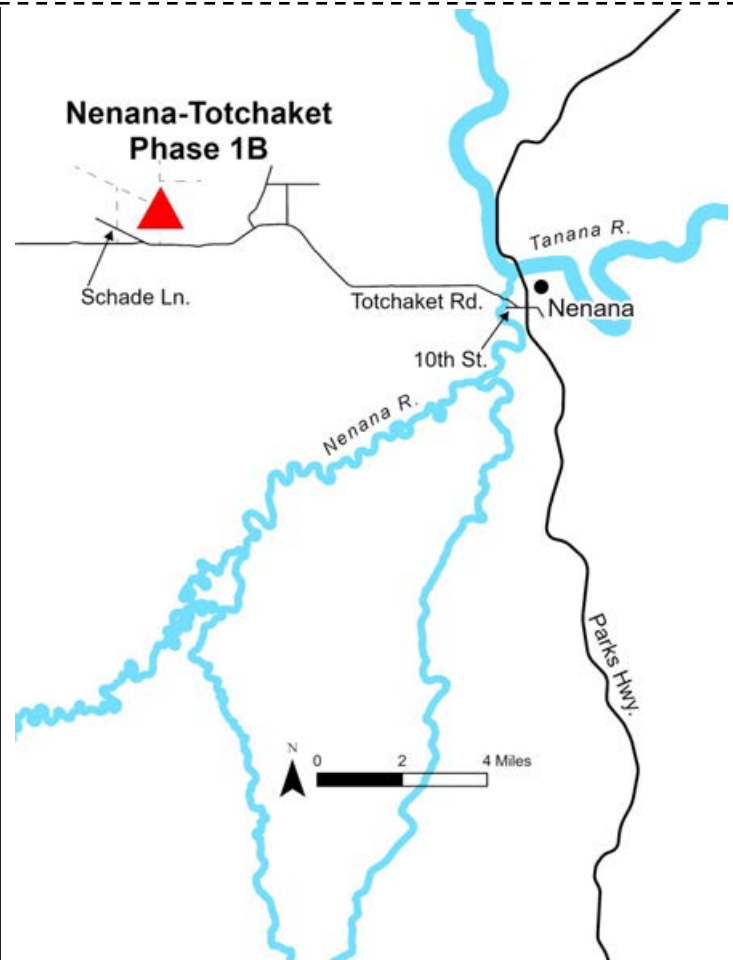




NENANA-TOTCHAKET, PH 1B



Location	Nenana-Totchaket Phase 1B is located within the DNR’s Northern Region, about 55 miles southwest of Fairbanks, approximately 10.5 miles west of Nenana. Phase 1B is approximately 2.5 miles west of Phase 1A.
Access	<p>From Parks Hwy, head west on 10th Ave, then northwest on Totchaket Rd. Continue west on Totchaket Rd, crossing the Nenana River bridge. The beginning of Phase 1B is approximately 2.5 miles west of the intersection of Totchaket Rd and Moe’s Rd. It is approximately 10.5 miles west of Parks Hwy.</p> <p>Access to Parcels 13 & 14 is from Schade Ln. Parcels 10, 11, and 16 are accessed directly from Totchaket Rd. However, Parcels 11 and 16 are set back from the constructed roadbed. Parcel 11 is approximately 250 ft from the road, and Parcel 16 is approximately 350 ft from the road. Parcels 12 & 15 can be accessed from either road, though the parcels are closer to Schade Ln.</p> <p>Schade Ln and Totchaket Rd are both unmaintained gravel roads.</p>
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Electricity has not been extended to Phase 1B.
Local Government	This area is located in the Unorganized Borough and is subject to the state of Alaska platting authority.



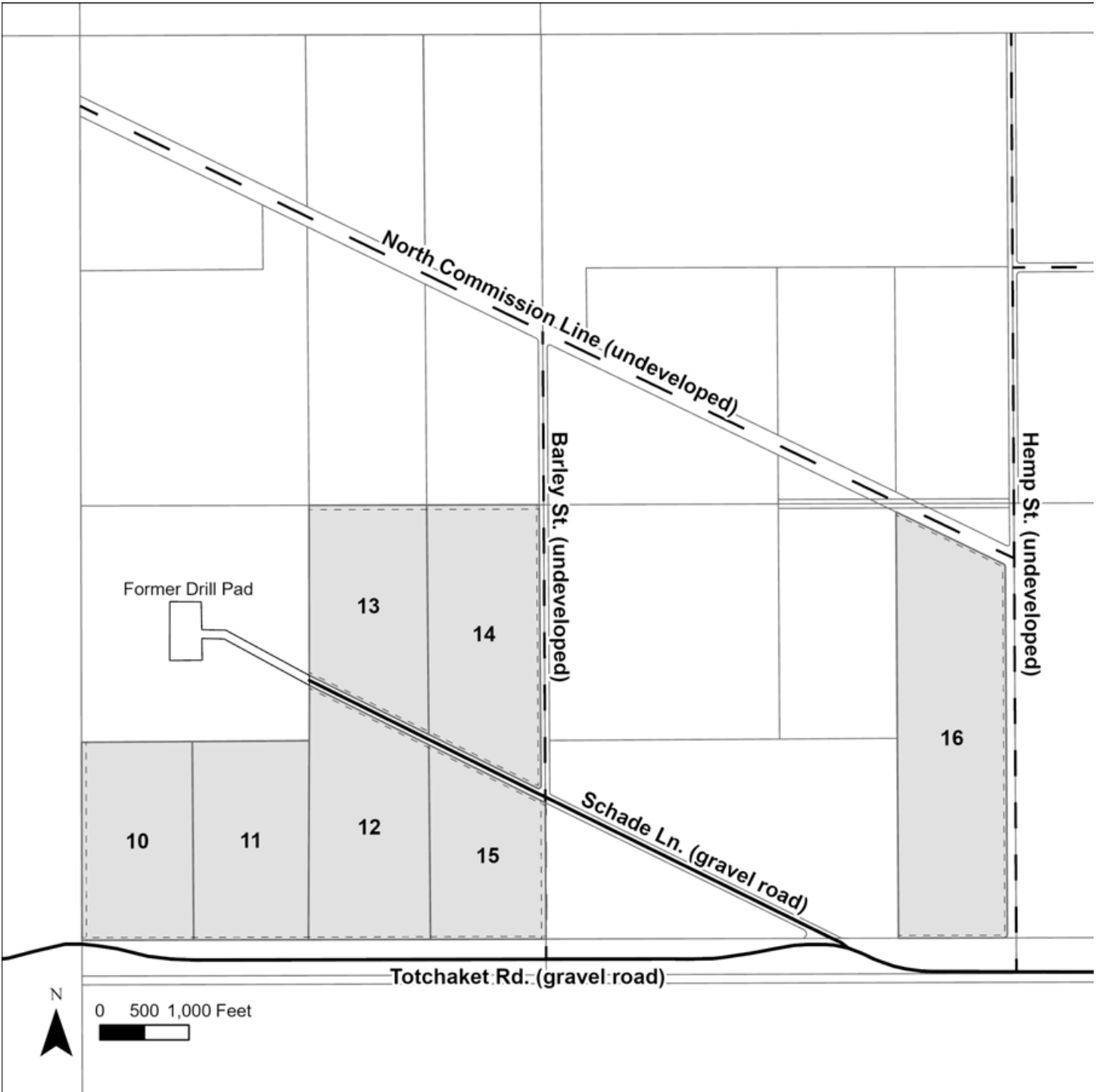
NENANA-TOTCHAKET, PH 1B

Notes	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 16 is comprised of two lots- Lots 4 & 5 of Block 5.</p> <p>In 2009 the area was affected by the Minto Flats fire. All parcels were affected and are in the process of recovery.</p>
Fire	<p>This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.</p>
Restrictions	<p>Nenana-Totchaket Phase 1B is classified for agricultural use. Please see the <i>Development Requirements & Agricultural Covenants</i> section of this brochure for details about Agricultural Land Sales.</p> <p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements and section line easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>There is a 30ft wide public utility easement along all rights-of-way within the subdivision. Parcels 13 & 14 have a 50ft section line easement along the northern lot lines. Parcel 10 has a 50ft section line easement along the western lot line. Please see plat for details.</p>
Survey and MTRS	<p>Nenana-Totchaket Subdivision, Phase 1B is survey ASLS 2021-17, located in Sections 4, 5, 6, 7, and 8, Township 4 South, Range 9 West, Fairbanks Meridian. The survey has been filed as plat 2024-1 in the Nenana Recording District.</p>
Rights-of-Way	<p>Access within the area ranges from constructed gravel roads to brushed rights-of-way. Totchaket Rd and Schade Ln are constructed gravel roads. In 2025 the City of Nenana entered an agreement with AK DOT to maintain Totchaket Rd from the Parks Hwy to mile 6. This agreement is binding through October 2028. It is unknown if the agreement will be extended or the road will be maintained upon its expiration. Currently, Tochaket Rd is unmaintained beyond mile 6. All other developed roads within the project area are unmaintained. Property owners will be responsible for any winter plowing/ summer grading in these areas.</p>
Soils	<p>Area soils have been classified by the Natural Resource Conservation Service (NRSC) of the USDA within the following categories: Class 3, Class 4, Class 5, Class 6, and Class 7. Please see the <i>Land Capability Classification Definitions</i> section of this brochure for details.</p> <p>Farmland classifications include cleared cropland, wooded cropland, Alaska Exempt Wetlands, wetlands, and land not suitable for agriculture. Wooded land may be in a natural state or regrown, but it is suitable for farming when cleared. Alaska Exempt Wetlands (AEW) are soils with random ice pockets that make large contiguous areas difficult to develop. However, once the native vegetation is cleared, the land may become arable.</p>

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.



NENANA-TOTCHAKET, PH 1B



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NENANA-TOTCHAKET, PH 1B

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACREAGE	MINIMUM BID
10	422691	7	4	65.58	29.85	\$36,400
11	422692	8	4	65.58	31.75	\$32,300
12	422693	9	4	76.18	38.09	\$39,600
13	422690	6	4	67.83	26.70	\$36,800
14	422689	5	4	84.15	42.08	\$42,100
15	422694	10	4	56.16	27.60	\$32,300
16	422688	4&5	5	125.18	61.15	\$45,400

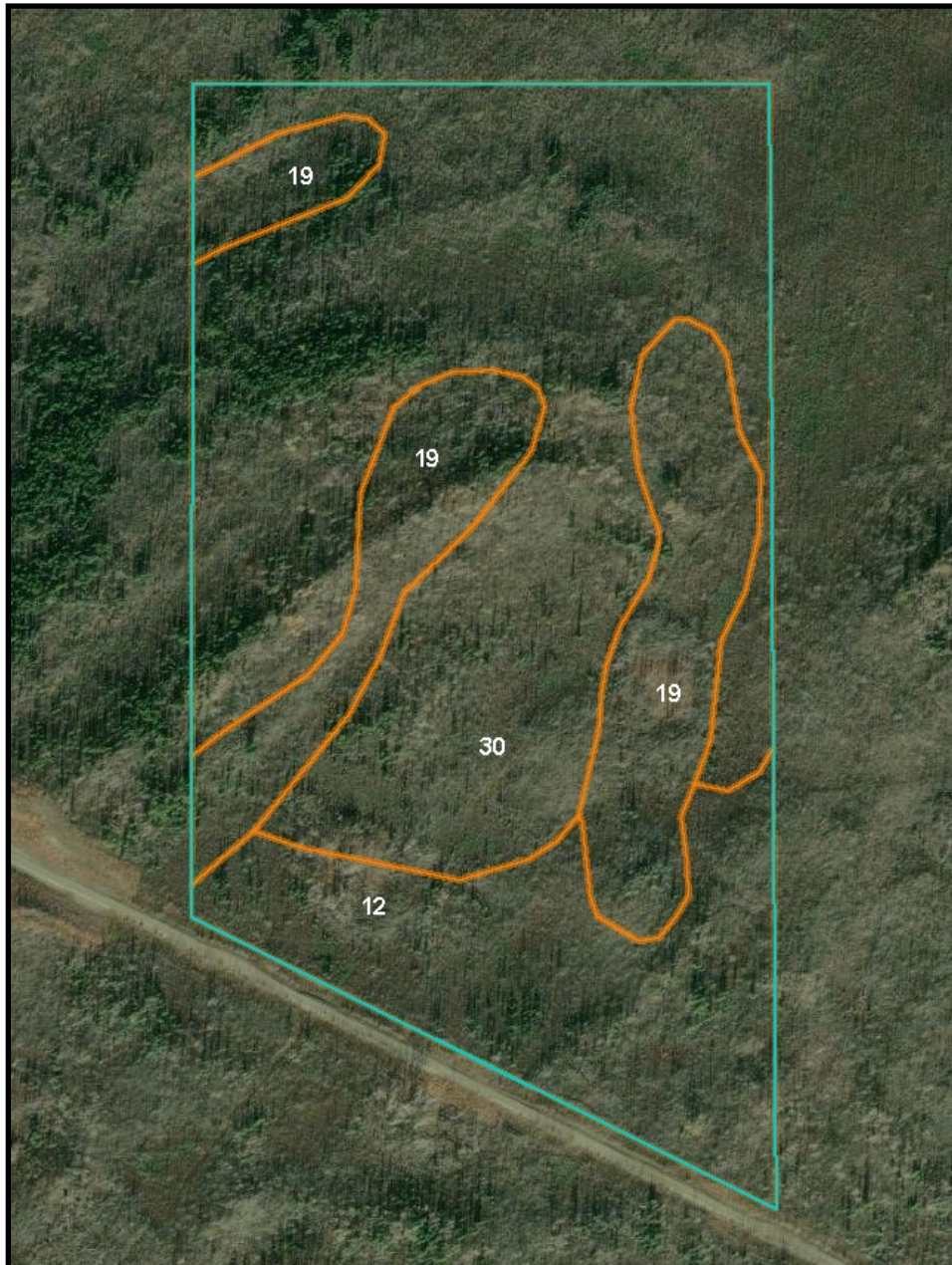
Agricultural Parcels may be subject to Preference Rights. All prospective bidders should familiarize themselves with the *Agricultural Preference Right* section of this brochure.





NENANA-TOTCHAKET, PH 1B — PARCEL # 13

Nonirrigated Capability Class				
Each soil class has a subset indicated by letter designating the soil's chief limiting factor: s = shallow e = erosion c = cold w = wet				
Map Unit	Soil Type	Rating	Acres (approximate)	Percent of Parcel (approximate)
12	Koyukuk silt loam, undulating	3e	14.4	21.1%
19	Nenana silt loam, shallow/rolling	6e	15.1	22.0%
30	Volkmar silt loam	4s	39	56.9%
Totals			68.5	100.0%



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACREAGE	MINIMUM BID
13	422690	6	4	67.83	26.70	\$36,800