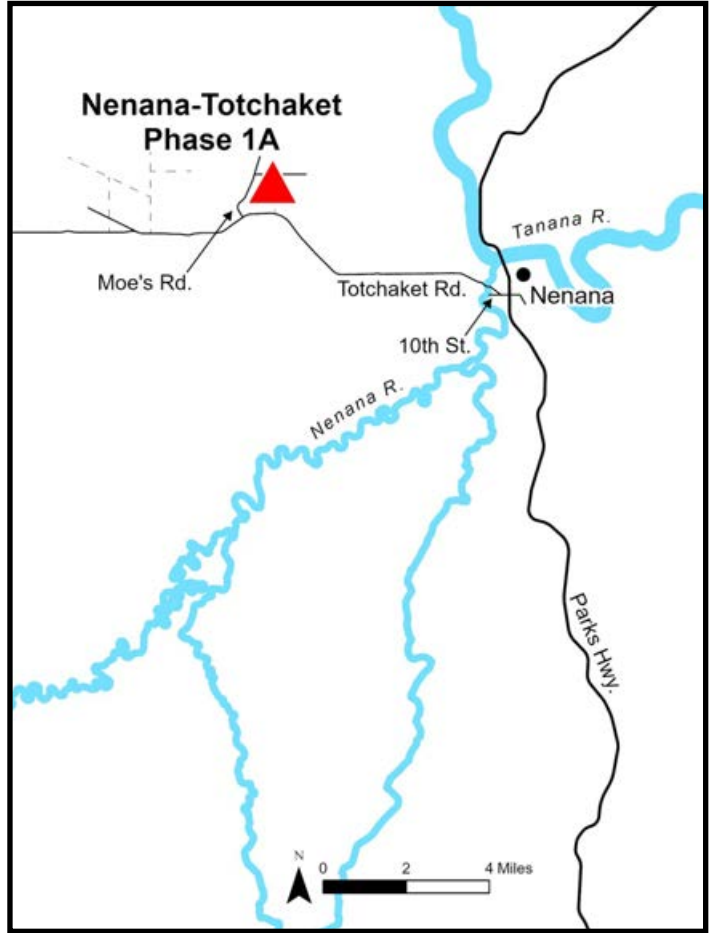




# NENANA-TOTCHAKET, PHASE 1A



<b>Location</b>	Nenana-Totchaket Phase 1A is located within the DNR’s Northern Region, about 55 miles southwest of Fairbanks, approximately 8 miles west of Nenana.
<b>Access</b>	From the Parks Hwy, head west on 10th Ave, then northwest on Totchaket Rd. Continue west on Totchaket road, crossing the Nenana River bridge. Phase 1A is approximately 8 miles west of the Park Hwy. Access to Parcel 17 is from Moe’s Rd. Parcels 18 and 19 can be accessed from Kohlrabi Ct. Both are unmaintained gravel roads.
<b>Utilities</b>	All three lots in Phase 1A have overhead electric lines. 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.
<b>Local Government</b>	This area is located within the Unorganized Borough and is subject to the state of Alaska platting authority.
<b>Notes</b>	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. In 2009 the area was affected by the Minto Flats fire. All parcels were affected and are in the process of recovery.
<b>Fire</b>	This area is in the Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.



## NENANA-TOTCHAKET, PHASE 1A

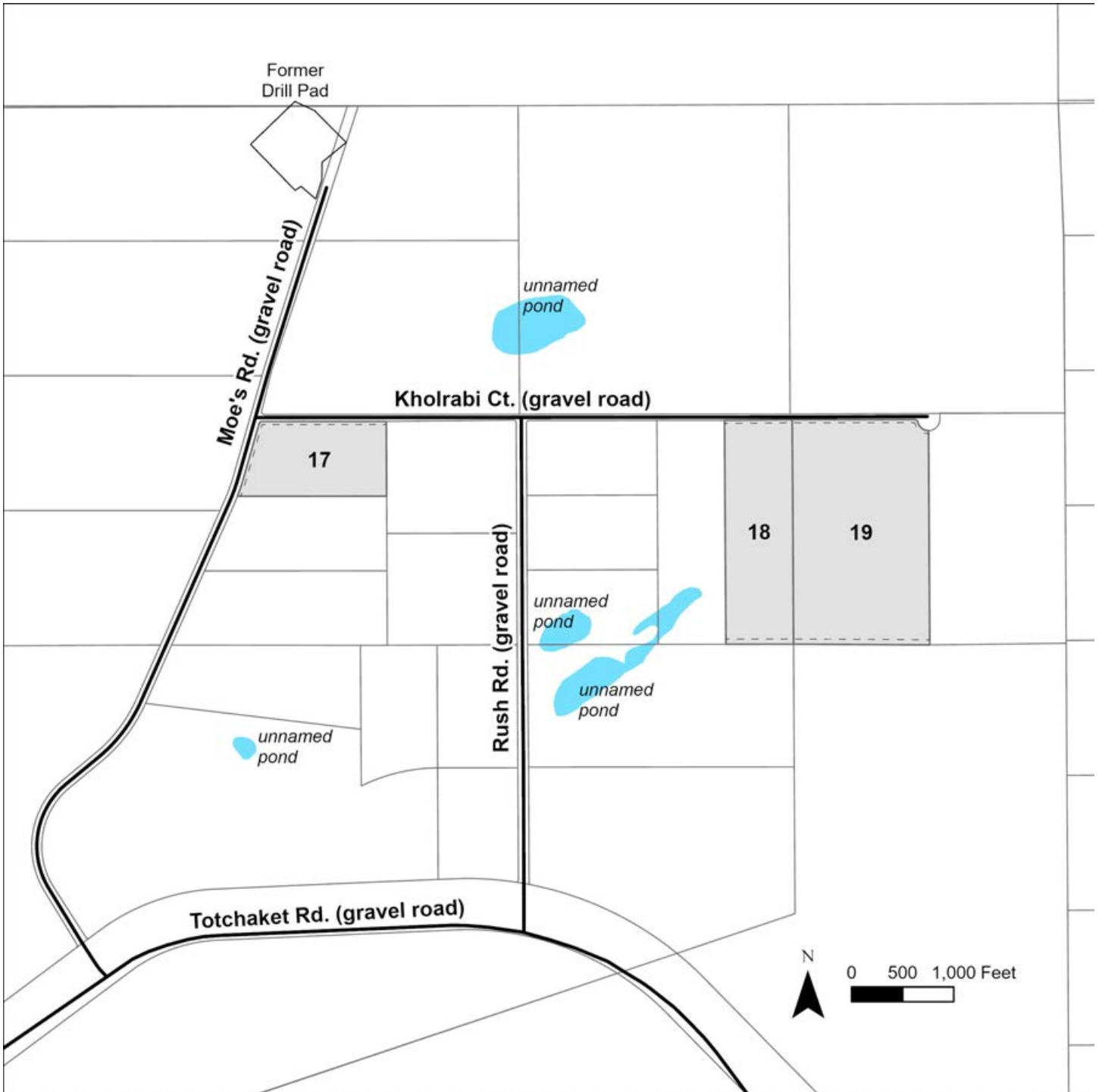
<b>Restrictions</b>	<p>Nenana-Totchaket Phase 1A is classified for agricultural use. Please see the <i>Development Requirements &amp; Agricultural Covenants</i> section of this brochure for details about Agricultural Land Sales.</p> <p>Easements affecting these parcels, as depicted on the plat, may include, 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. All parcels have a 30ft wide public utility easement along rights-of-way. Parcels 18 &amp; 19 have a 50ft section line easement along the southern lot line. Please see plat for details.</p>
<b>Survey and MTRS</b>	<p>Nenana-Totchaket Subdivision, Phase 1A is survey ASLS 2021-16, located in Sections 1, 2, 3, 11, and 12, Township 4 South, Range 9 West, Fairbanks Meridian. The survey has been filed as plat 2022-1 in the Nenana Recording District.</p>
<b>Rights-of-Way</b>	<p>Access within the area ranges from constructed gravel roads to brushed rights-of-way. Totchaket Rd, Moe’s Rd, Rush Rd, and Kohlrabi Ct 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, Totchaket 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>
<b>Soils</b>	<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, PHASE 1A



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## NENANA-TOTCHAKET, PHASE 1A

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACREAGE	MINIMUM BID
17	421834	7	2	22.49	11.25	\$22,700
18	421821	7	1	33.23	9.90	\$28,400
19	421820	6	1	66.28	13.05	\$42,400

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



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# NENANA-TOTCHAKET, PH 1A — PARCEL #19

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	0.7	1.1%
13	Koyukuk silt loam rolling	6e	22.2	33.1%
19	Nenana silt loam , shallow/rolling	6e	18.8	27.9%
21	Richardson silt loam	3c	25.4	37.9%
<b>Totals</b>			67.1	100%



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	FARM CLEARING REQUIREMENT ACREAGE	MINIMUM BID
19	421820	6	1	66.28	13.05	\$42,400