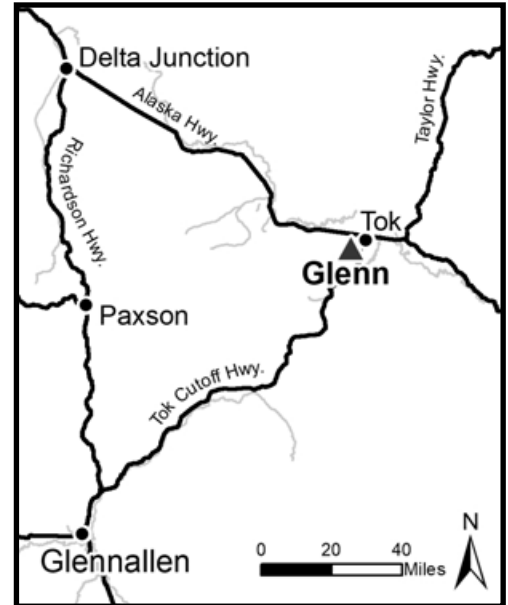
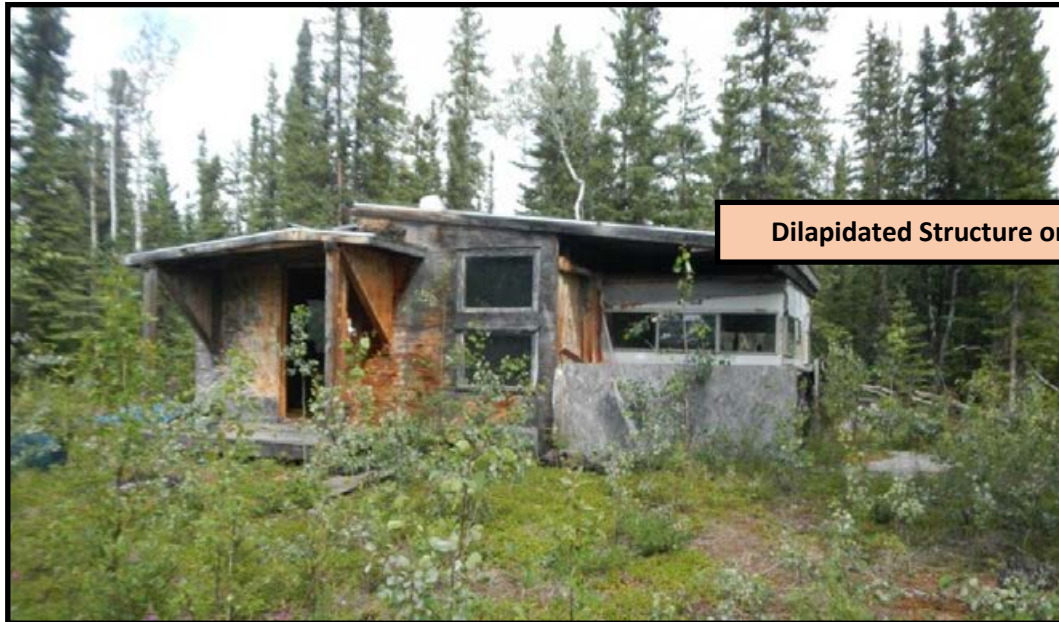


GLENN



Location	Glenn Subdivision is located in Tok, approximately 4.5 miles southwest of the Alaska Hwy/ Tok Cutoff intersection.
Access	Both parcels can be accessed with a 4x4 vehicle with adequate clearance. Between milepost 120 & 121 on the Tok Cutoff Hwy, travel west on Tony Conrad III Ave, south on Hanus St, then west on John Taylor Ave. Both parcels are along John Taylor Ave, a dirt road.
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. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
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>Both parcels are being sold as-is. Parcel 1081 (ADL 418344) has an abandoned trailer with a lean-to structure built onto it. Both are dilapidated and uninhabitable. There is also an outhouse and various trash and debris on the property. Parcel 1082 (ADL 418356) has an abandoned vehicle, cabover camper, and various debris on the property. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p> <p>No other toxic material, waste, or hazards were observed during the field inspection. DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</p> <p>Parcel 1081: As a condition of sale, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR’s Anchorage or Fairbanks offices by the auction paperwork deadline of 4:00 p.m., Thursday, December 10, 2026. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>

Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. There is a 10ft utility easement along common interior lot lines and a 20ft utility easement adjacent to rights-of-way. See plat note 11 for details.
Survey and MTRS	Glenn Subdivision is ASLS 81-205, located in Sections 1, 2, 11 & 12, Township 17 North, Range 12 East, Copper River Meridian. The survey has been filed as amended Plat 86-48 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within this subdivision range from dirt/gravel roads, to ATV trails, to undeveloped. Tony Conrad III Ave and John Taylor Ave are dirt roads. Hanus St is a partially developed dirt road.
Homeowner's Association	None. The declaration of covenants, conditions, and restrictions for this association was revoked in 1986. The revocation was recorded in Fairbanks Recording District in Book 476, page 0365, as document # 1986-008767-0.



Dilapidated Structure on Parcel 1081



Various trash and debris on Parcel 1081

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.

GLENN, CONTINUED

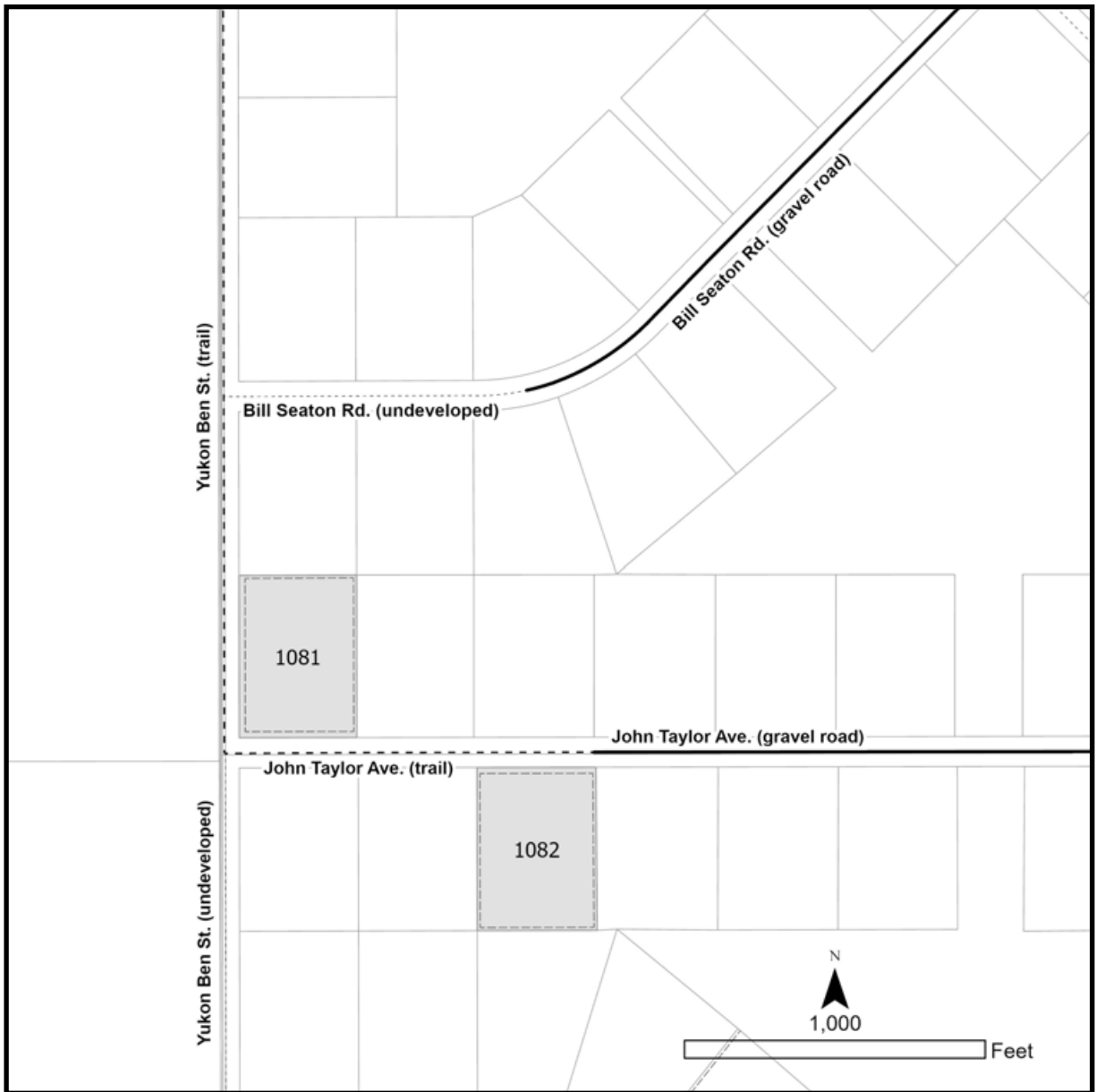


Interior of structure on Parcel 1081. The structure is uninhabitable.



There is an abandoned vehicle and camper on Parcel 1082. The camper is open to the elements and uninhabitable.





PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1081	418344	22	5	5.00	\$11,800
1082	418356	3	6	5.00	\$13,300

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