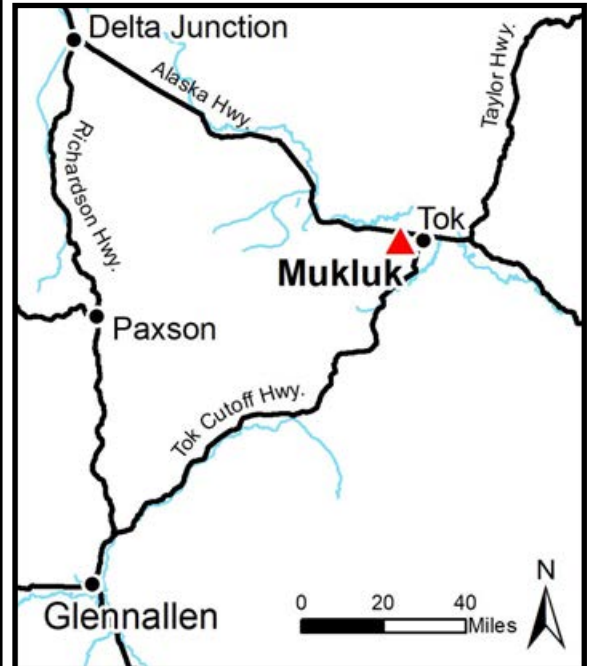


MUKLUK



Location	Mukluk is located approximately 2 miles south of the Alaska Hwy and 3 miles west of the Tok Cutoff Hwy.
Access	Road access is from the Alaska Hwy, near mile 1315.5, to Scoby Way. Travel south on Scoby Way for approximately 1.5 miles to the subdivision. The majority of the parcels in this auction are accessed from either Orion Ave or Stephanie St, both of which are recently brushed rights-of-way. At this time Orion Ave and Stephanie St have many limbed trees within the rights-of-way, limiting access to these parcels to 4x4 vehicles with adequate clearance.
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 subdivision. Electric service is nearby, at the northeast corner of the subdivision. Purchasers may need to extend electrical lines at their own expense.
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.
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.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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. All parcels have a 30ft easement along lot lines adjacent to rights-of-way. Some shared interior lot lines have a 15ft utility easement. See survey plat for details. Driveway permits are required for all lots directly accessing a DOT&PF managed right-of-way.
Survey and MTRS	Mukluk is survey ASLS 2020-24 located in Section 27, Township 18 North, Range 12 East, Copper River Meridian. The survey has been recorded as amended Plat 2022-48 in the Fairbanks Recording District.
Rights-of-way	Borealis Ave is a paved road. Scoby Way and Mukluk Ave are gravel roads. Mackenzie Trail is a pioneer road. Orion Ave and Stephanie St are brushed.



Intersection of Scoby Way and Orion Ave



Parcel 1083.



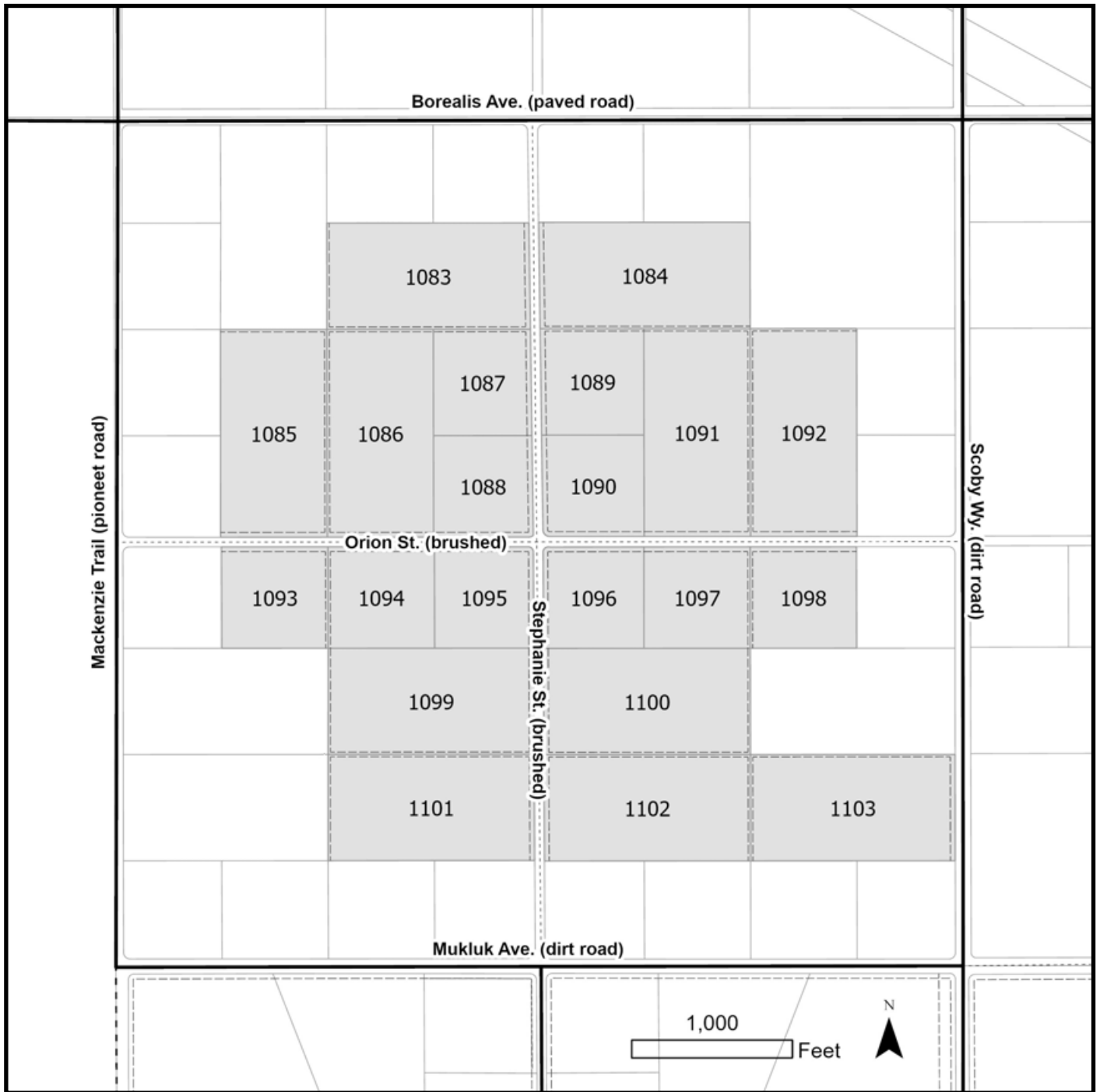
Brushed trees within the Orion Ave right-of-way.

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.

MUKLUK, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1083	422084	2	4	19.24	\$30,900
1084	422073	7	1	19.88	\$31,100
1085	422088	6	4	19.57	\$30,600
1086	422087	5	4	19.57	\$30,600
1087	422085	3	4	9.37	\$20,200
1088	422086	4	4	9.05	\$19,900
1089	422072	6	1	9.74	\$20,600
1090	422071	5	1	9.17	\$20,200
1091	422070	4	1	19.56	\$30,600
1092	422069	3	1	19.56	\$30,600
1093	422082	11	3	9.56	\$20,400
1094	422083	12	3	9.56	\$20,400
1095	422079	1	3	9.11	\$20,000
1096	422076	10	2	9.11	\$20,000
1097	422077	11	2	9.55	\$20,400
1098	422078	12	2	9.55	\$20,400
1099	422080	2	3	19.57	\$30,600
1100	422075	9	2	19.55	\$30,500
1101	422081	3	3	19.56	\$30,600
1102	422074	8	2	19.55	\$30,500
1103	422050	3	2	19.25	\$32,500





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