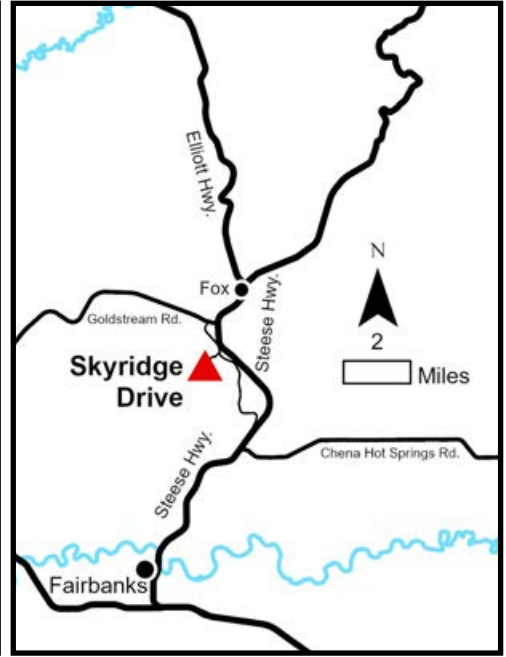


SKYRIDGE DRIVE

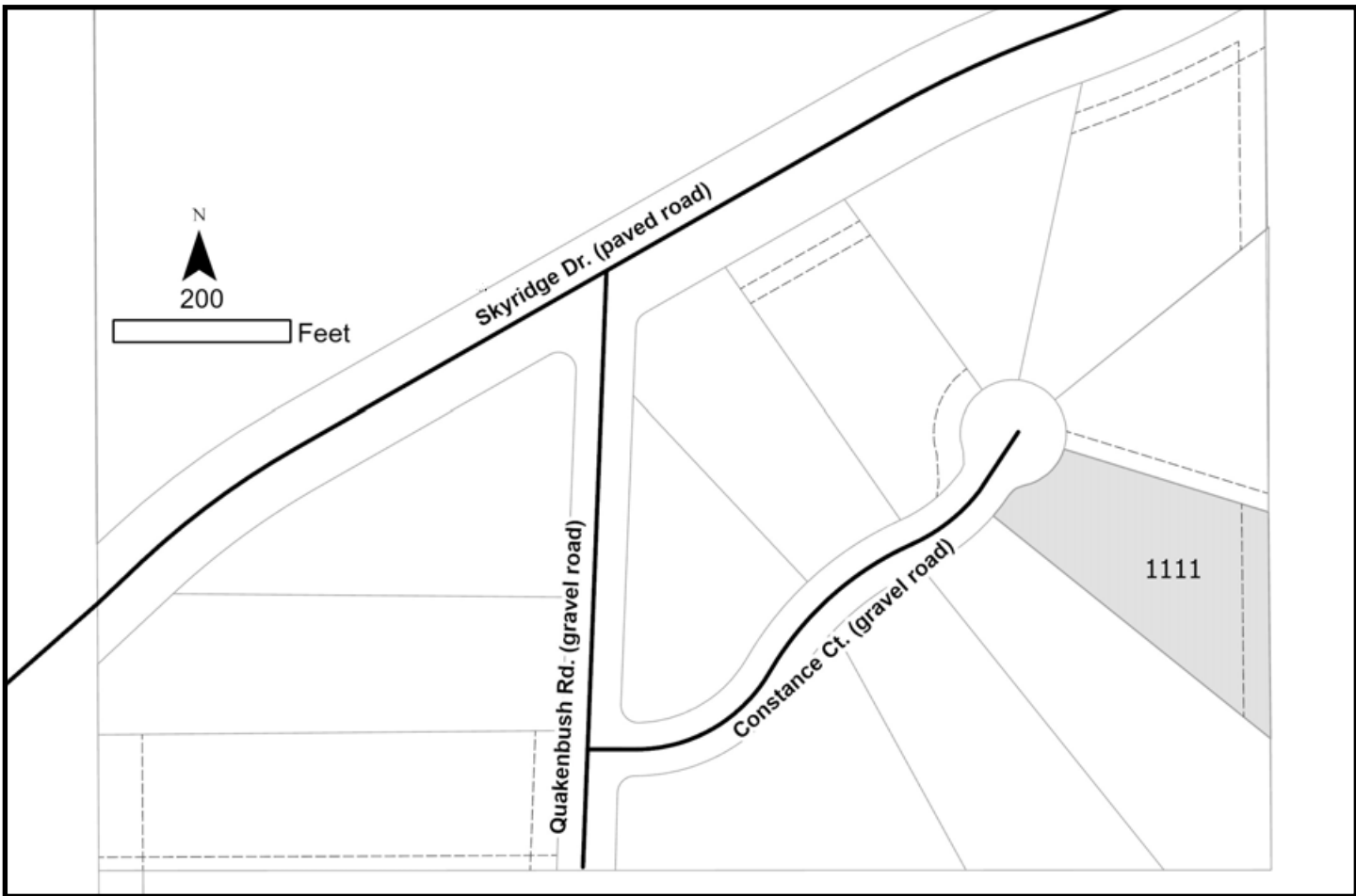


Road accessible parcel near Fairbanks



| | |
|-------------------------|--|
| Location | The parcel is located approximately 6 miles north of Fairbanks between Farmers Loop and the Steese Hwy along Skyridge Dr. |
| Access | The parcel has road access via Skyridge Dr, then Quakenbush Rd to Constance Ct. The parcel is on a gravel cul-de-sac. |
| Utilities | There are overhead electric service lines adjacent to the parcel. 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. |
| Local Government | This area is within the boundaries of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the borough for more details. This parcel is outside of the Fairbanks city limits. |
| Zoning | The Parcel is zoned Rural Residential. Please contact the borough for details. |
| 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. The parcel is within the service area of the Steese Volunteer Fire Department. |
| Notes | <p>This parcel is being sold as-is. The parcel was previously under a purchase contract with DNR. There is a cleared building site, a large hole intended for a septic system, and an outhouse on the property. Please see the appraisal report for details. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p> <p>Veteran’s Discount Only: The reimbursable cost for this parcel is \$14,252. This will affect the final discount amount if applying a Veteran’s Discount to this property. Please see the <i>Reimbursable Cost</i> section of this brochure for details.</p> <p>This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> |

| | |
|------------------------|---|
| Survey and MTRS | Skyridge Drive is survey ASLS 2007-13, located in Section 12, Township 1 North, Range 1 West, Fairbanks Meridian. The survey has been recorded as Plat 2012-104 in the Fairbanks Recording District. |
| 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 30ft utility easement along the east lot line. There is also a 15ft wide service easement to provide utility and maintain service onto the parcel which is not depicted on the plat. See plat note 15 for details. |
| Rights-of-way | Quakenbush Rd and Constance Ct are gravel roads. |



| PARCEL # | AK DIVISION OF LANDS (ADL) # | LOT | BLOCK | ACRES | MINIMUM BID |
|----------|------------------------------|-----|-------|-------|-------------|
| 1111 | 418597 | 7 | 1 | 1.18 | \$34,000 |

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.