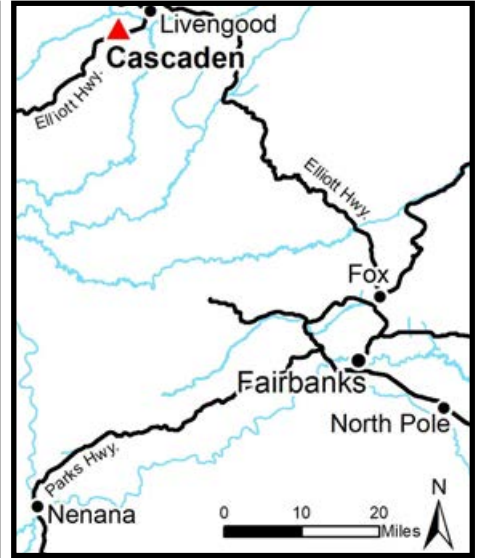
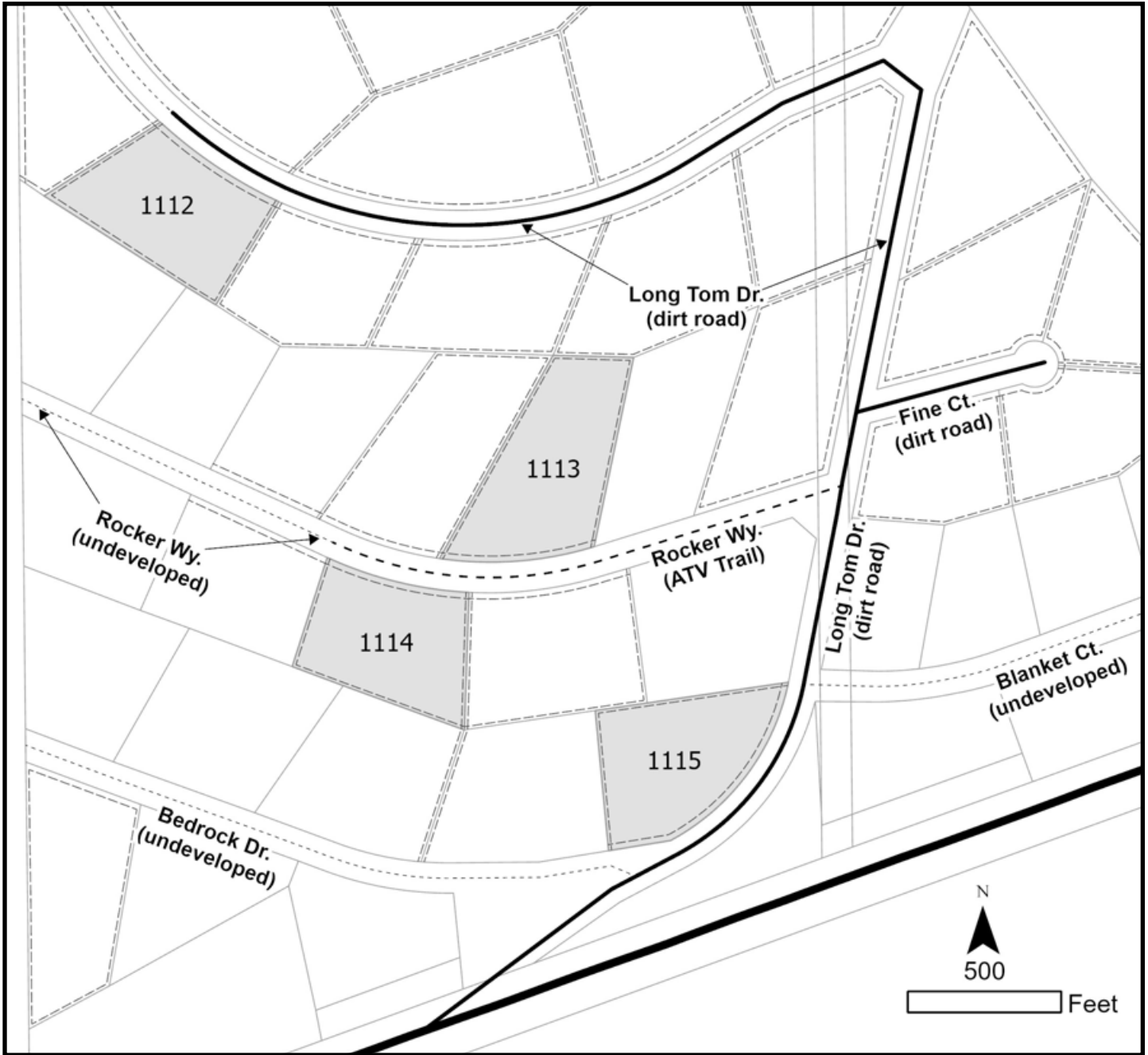


# CASCADEN



<b>Location</b>	Cascaden subdivision is located approximately seven miles southwest of Livengood on the north side of the Elliott Hwy, between mileposts 78 & 79.
<b>Access</b>	Access to Cascaden is from the Elliott Hwy (near milepost 79) to Long Tom Dr. Long Tom Dr is a dirt road which provides access to parcels 1112 & 1115. Parcels 1113 & 1114 have ATV access from Rocker Dr, a brushed ATV trail.
<b>Utilities</b>	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.
<b>Local Government</b>	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.
<b>Fire</b>	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<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.
<b>Restrictions</b>	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.  Common interior lot lines have 10ft public utility easements. There is a 20ft utility easement adjacent to rights-of-way. Please see plat notes for additional utility easements. Parcel 1113 has a 10ft trail easement along the west lot line & Parcel 1114 has a 10ft trail easement along the east lot line. See survey plat or details.
<b>Survey and MTRS</b>	Cascaden is survey ASLS 86-98, located in Section 9, Township 7 North, Range 6 West, Fairbanks Meridian. The survey has been recorded as Plat 87-20 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Long Tom Dr is a dirt road. Rocker Dr is an ATV trail. All rights-of-way in western half of the subdivision have been brushed. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1112	420194	2	3	5.03	\$16,600
1113	419818	9	3	5.74	\$16,400
1114	419813	3	2	4.81	\$14,400
1115	419367	6	2	5.08	\$16,800

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.