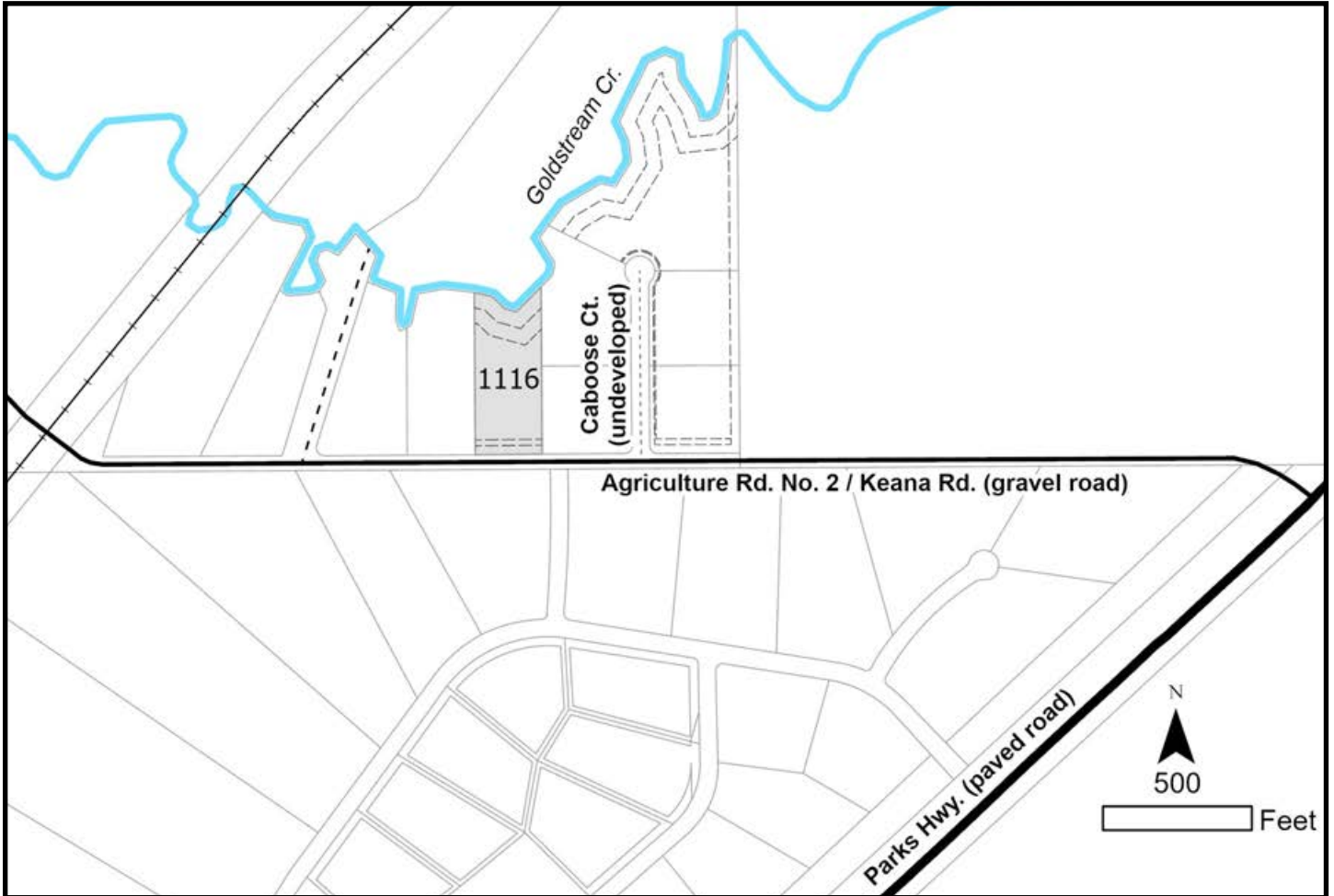


LITTLE GOLDSTREAM



Location	Little Goldstream Subdivision is located approximately 7 miles northeast of Nenana, west of Parks Hwy and east of the railroad.
Access	Access to the subdivision is from Parks Hwy near milepost 314. Turn west on Agriculture Road No. 2 (Kenea Dr), a constructed gravel road. The parcel is on the north side of Agriculture Road No. 2 (Kenea Dr) and is approximately 0.3 miles from the Parks Hwy intersection.
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 is electricity currently in this area. Electric service has been extended to the western portion of the subdivision and the parcel directly south of Parcel 1116.
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 Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. The north lot line of the parcel is Little Goldstream Creek.
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 50ft building setback and 30ft utility easement along the south lot line, fronting Agriculture Road No. 2. There is a 100ft building setback from the ordinary high water line of Little Goldstream Creek. There is a 50ft wide public access easement along Little Goldstream Creek. Please see plat for details.
Survey and MTRS	Little Goldstream Subdivision is survey ASLS 2006-13, located in Section 9, Township 3 South, Range 7 West, Fairbanks Meridian. The survey has been recorded as Plat 2012-5 in the Nenana Recording District.
Rights-of-way	Agriculture Road No. 2 (Kenea Dr) is a constructed gravel road.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1116	419425	6	2.65	\$16,500

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.