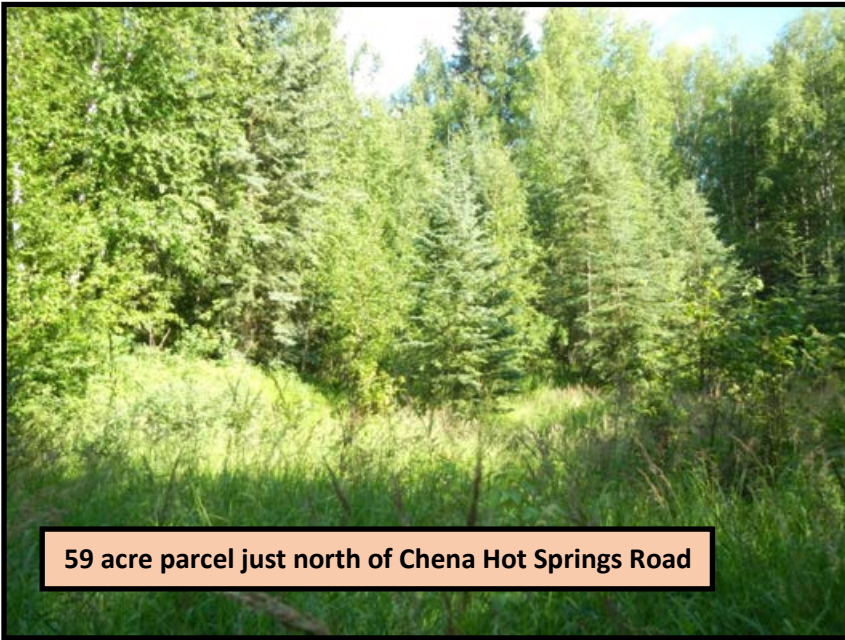
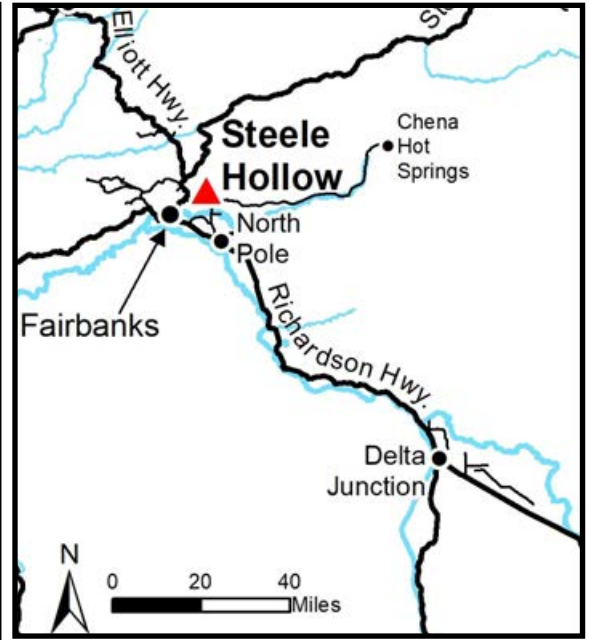


STEELE HOLLOW



59 acre parcel just north of Chena Hot Springs Road



Location	Steele Hollow is located approximately 9 miles east of Fairbanks, north of Chena Hot Springs Road.
Access	The parcel has road access via Chena Hot Springs Road to Esro Rd. Esro Rd is a private road maintained by the Esro Road Association. A driveway (public access easement ADL 400054) is constructed within the parcel and provides access to a neighboring privately owned parcel. Please contact the Land Sales Office and the Esro Road Association for details.
Utilities	There is overhead electric service available. There is no municipal water or sewer system is available. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details.
Local Government	This area is within the boundary 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 <i>Restrictions</i> above. Please check with the borough for details of current ordinances. Juniper Dr is maintained by the Tungsten Road Service Area.
Zoning	Steele Hollow is zoned RA-40 by the Fairbanks North Star Borough. Please contact the borough for details.
Fire	This area is in a Critical Fire Management Option. This subdivision is in an area of high wildfire risk. 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>Esro Rd is a private road maintained by Esro Road Association. Access from Juniper Dr is described under <i>Rights-of-way</i>. Please contact Land Sales Office for details.</p> <p>This parcel is being sold as-is. The parcel was formerly leased. There are abandoned improvements on the property, including multiple dilapidated structures. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p> <p>This parcel may contain ice rich permafrost. Testing for permafrost prior to clearing or building is recommended.</p> <p>This parcel contains wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>

Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. This parcel has a 30ft public access easement and a 30ft public access and utility easement near the east property line, a 50ft section line easement within the north property line, a 50ft public access easement along most of the south property line, and a 50ft public access easement along Steele Creek. There is a 300ft building setback from Steele Creek. Please see plat for details.
Survey and MTRS	Steele Hollow Subdivision is survey ASLS 2017-16 located in Section 23, Township 1 North, Range 1 East, Fairbanks Meridian. This survey has been recorded as plat 2021-5 in the Fairbanks Recording District.
Rights-of-way	Legal access to the subdivision is via Chena Hot Springs Rd to Juniper Dr. The parcel is east of Juniper Dr and connects to Sub Zero Ct, a brushed right-of-way. Sub Zero Ct is developed for approximately 60ft past the intersection with Juniper Dr and descends a steep grade. At this time access to the parcel from Sub Zero Ct is limited to walk-in only and involves crossing Steele Creek.



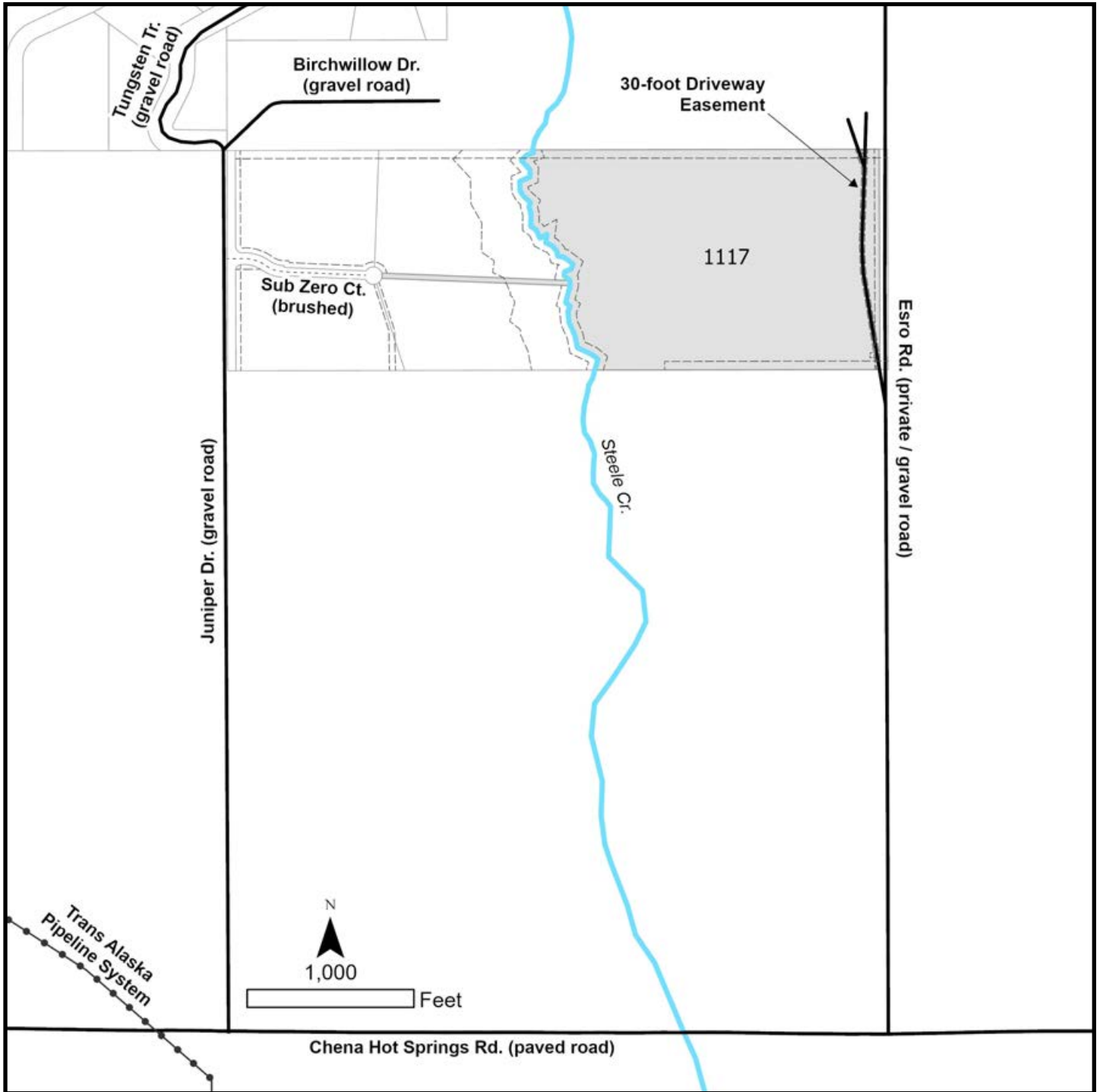
There are multiple dilapidated structures on the property

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.

STEELE HOLLOW, CONTINUED



Collapsed outbuilding



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1117	421593	A	59.59	\$71,500

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.