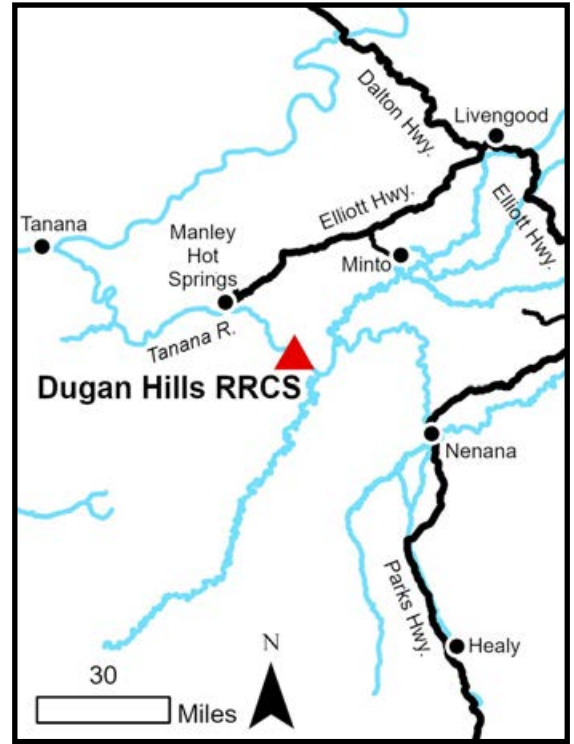
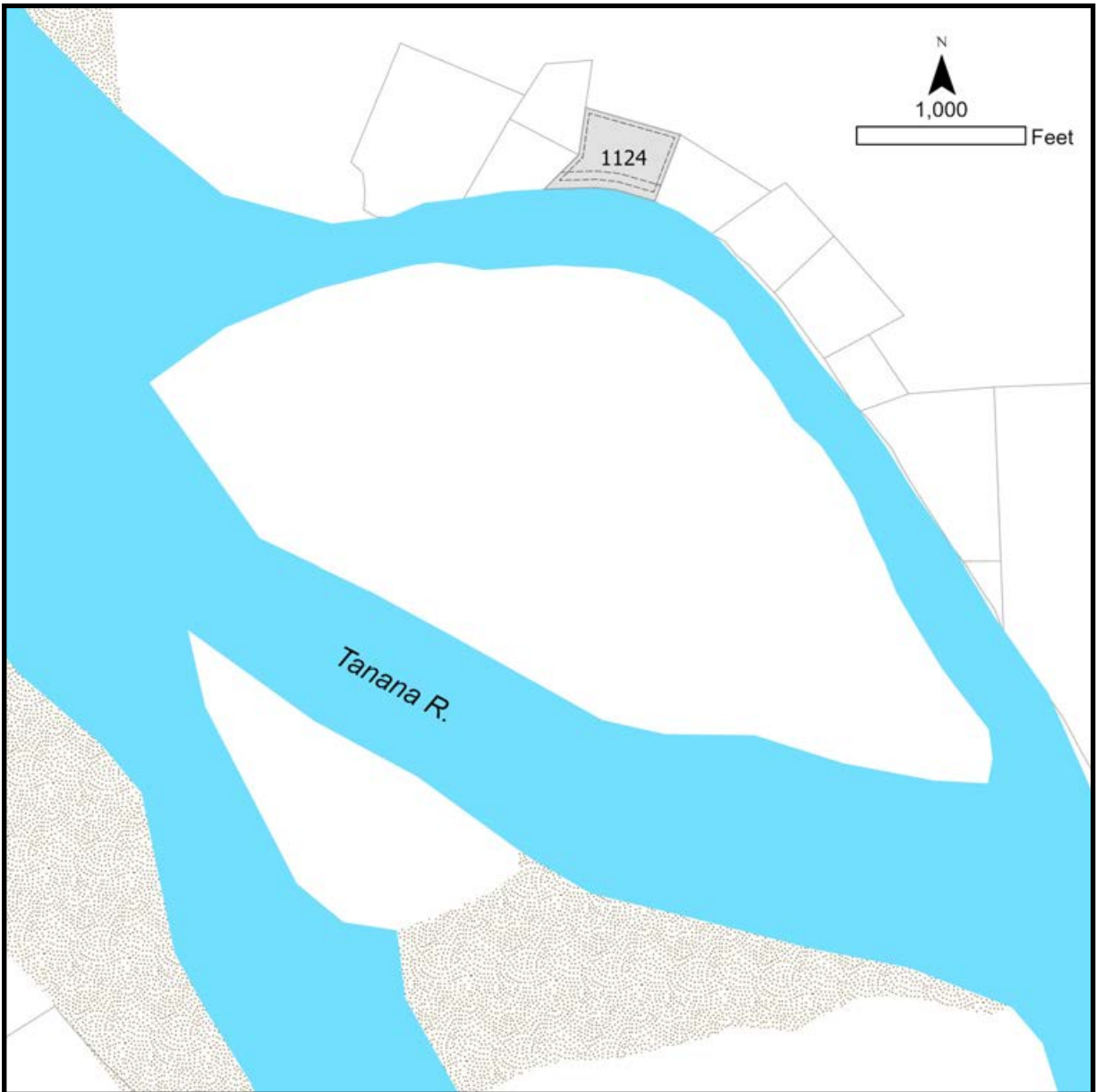


# DUGAN HILLS RRCS



<b>Location</b>	Dugan Hills is located along the Tanana River, 18 miles southeast of Manley Hot Springs.
<b>Access</b>	Access is by boat, float plane, or snowmachine from the Tanana River. There is also a winter trail that provides snowmachine access to the general area from Manley Hot Springs.
<b>Tentatively Approved</b>	Dugan Hills RRCS is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the 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 a Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
<b>Notes</b>	This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.  The historic Nenana-Tanana Serum Run trail (RST 152) runs through the general area.
<b>Restrictions</b>	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access 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 public access easement and a 100ft building setback/ scenic easement from the ordinary high water line of the Tanana River. There is a 25ft public access and utility easement along the north, east, and west lot lines.
<b>Survey and MTRS</b>	Dugan Hills RRCS is survey ASLS 2005-26 located in Section 22, Township 1 South, Range 13 West, Fairbanks Meridian. The survey has been recorded as Plat 2008-33 in the Fairbanks Recording District, and as Plat 2008-1 in the Manley Hot Springs Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1124	417385	C	5.00	\$15,500

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.