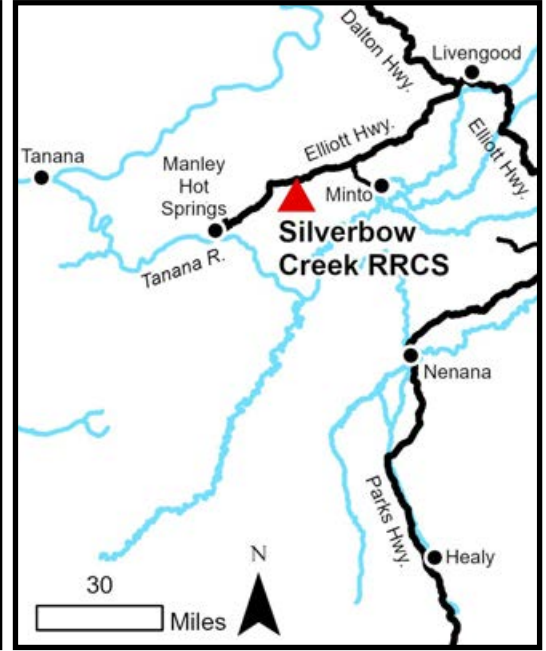
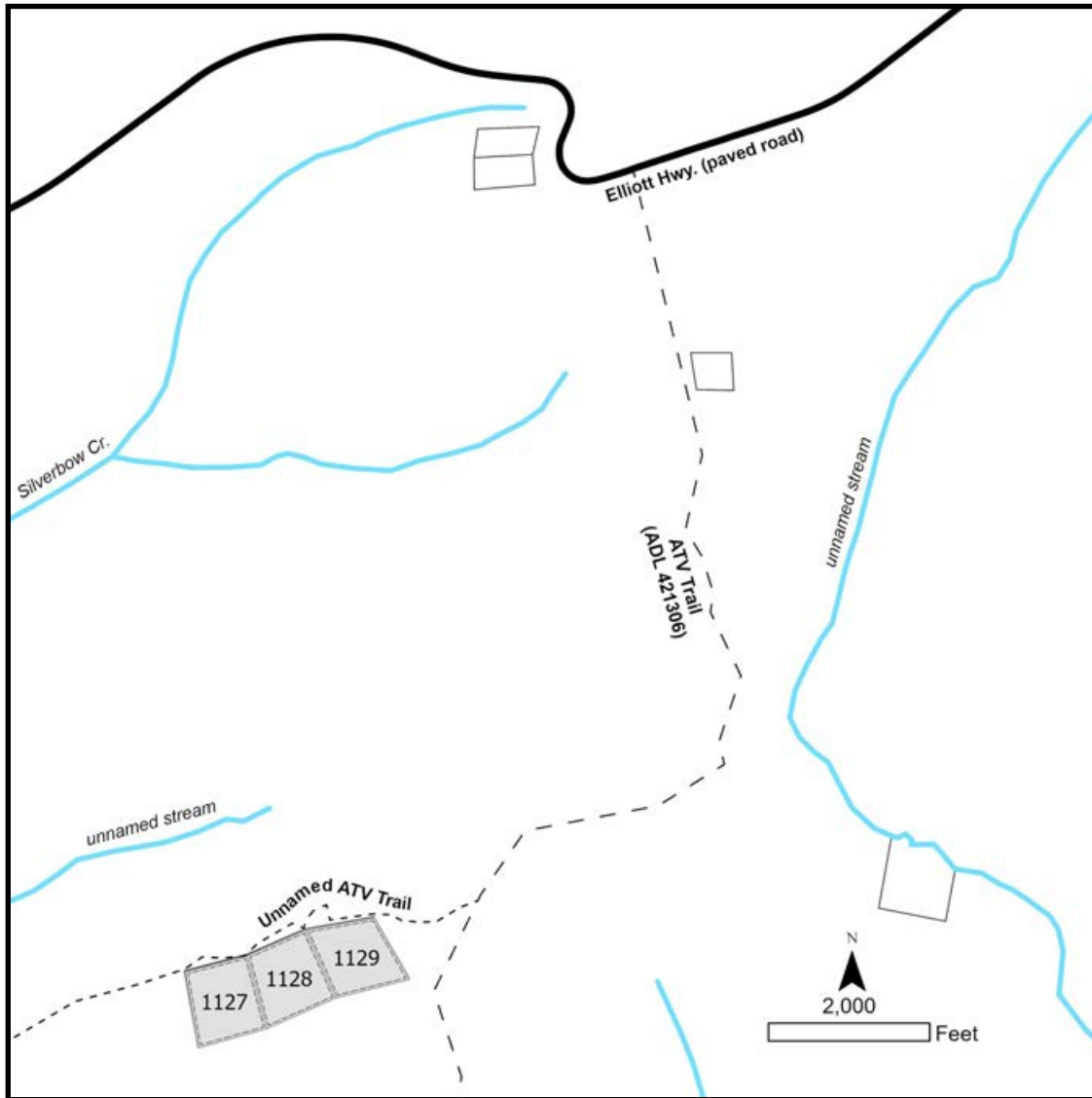


SILVERBOW CREEK RRCS



Location	Silverbow Creek RRCS is approximately 120 road miles northwest of Fairbanks, and 25 miles northeast of Manley Hot Springs, on the south side of the Elliot Hwy.
Access	Access to the parcels is by ATV or walk-in along unnamed trails. From mile 123.5 of the Elliot Hwy, travel south along a developed trail (ADL 421306). After approximately 2.2 miles, a second unnamed trail forks off to the west, along the top of a ridge. Follow this trail for approximately 1,300ft to the parcels. This trail runs parallel to the north lot lines of all three parcels, generally staying 30-50 ft north of the parcels, though it does eventually intersect with the shared corner of Parcels 1127 & 1128. Both trails have easements and are depicted on the Plat.
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 are no utilities (electric, phone, internet, etc.) currently in this area.
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 Modified Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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. All parcels have 30ft public access & utility easements along all lot lines.
Survey and MTRS	Silverbow Creek RRCS is survey ASLS 2023-06, located in Section 28, Township 4 North, Range 12 West, Fairbanks Meridian. The survey has been recorded as Plat 2026-1 in the Manley Hot Springs Recording District.
Rights-of-way	Rights-of-way in Silverbow Creek RRCS are trails easements.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1127	422792	M	18.18	\$23,600
1128	422793	N	18.22	\$23,600
1129	422794	O	18.01	\$23,300

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.