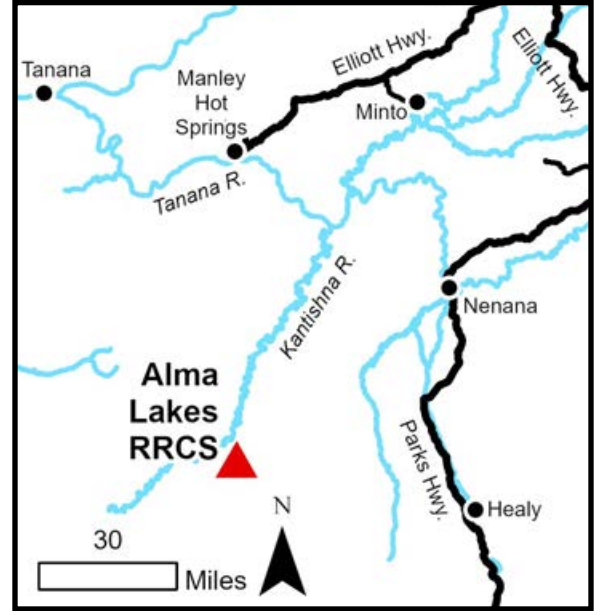
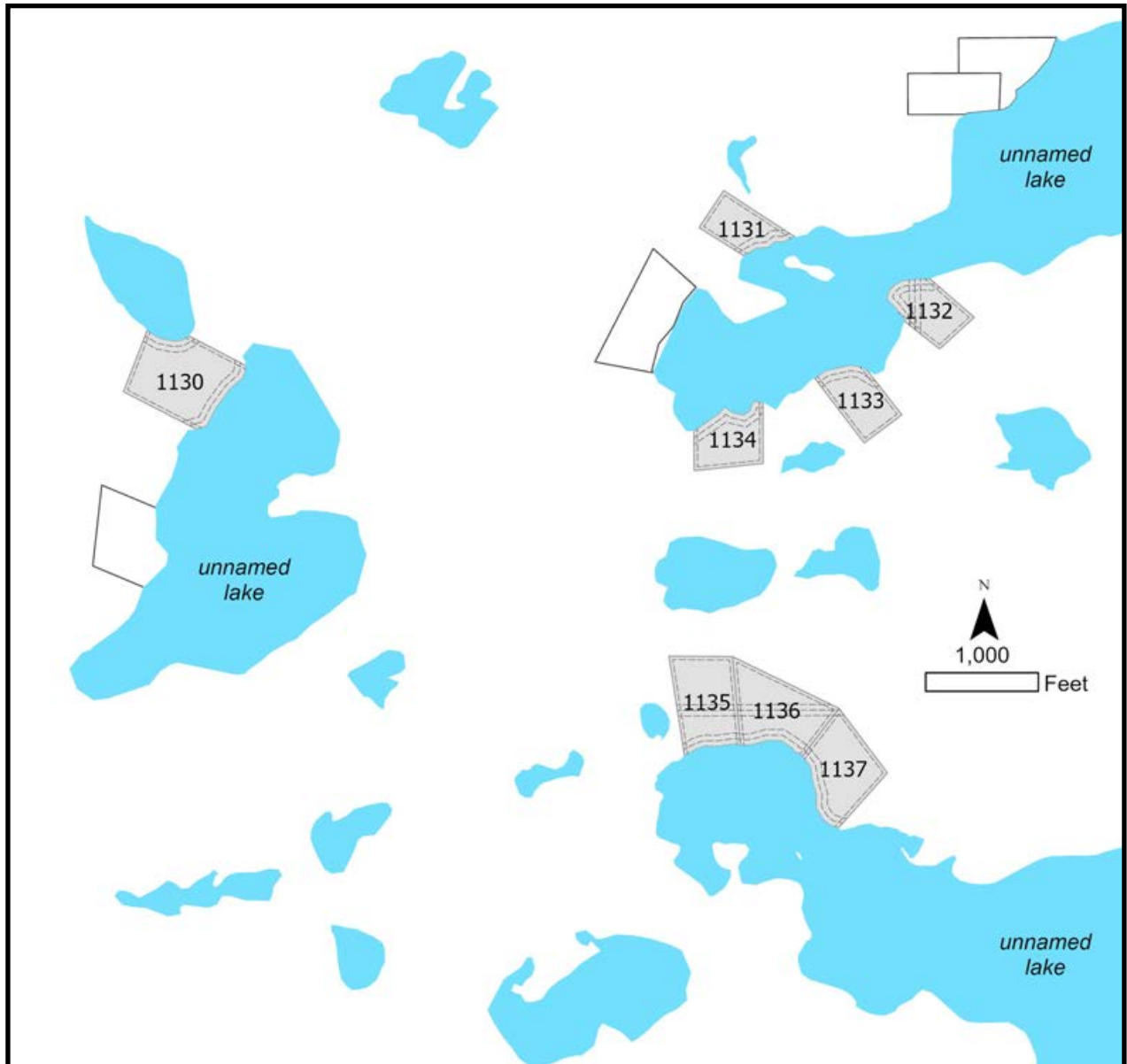


ALMA LAKES RRCS



Location	Alma Lakes RRCS is approximately 50 miles west of Healy, in the Kantishna drainage.
Access	Access to the area is by float or ski plane to area lakes. All parcels have water frontage.
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	Alma Lakes is within the boundaries of the Denali 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 restrictions. Please check with the borough for more details. There is no zoning for the area.
Fire	This area is in the Limited 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	<p>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.</p> <p>All parcels have 50ft wide public access easements & 100ft building setback from the ordinary high water line of all water bodies. There are 30ft wide public access easements along all other lot lines. Parcels 1132, 1135, & 1136 have 100ft section line easements that bisect the parcels. Please see plat for details.</p>
Survey and MTRS	Alma Lakes RRCS is survey ASLS 2023-04, located in Sections 22, 23, 24, & 26, Township 10 South, Range 16 West, Fairbanks Meridian. The survey has been recorded as Plat 2024-59 in the Fairbanks Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1130	422516	H	13.03	\$31,000
1131	422512	C	5.40	\$18,500
1132	422515	G	6.15	\$17,400
1133	422514	F	6.32	\$18,800
1134	422513	E	6.39	\$19,000
1135	422517	J	9.98	\$22,700
1136	422518	K	10.75	\$24,100
1137	422519	L	10.17	\$24,200

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.