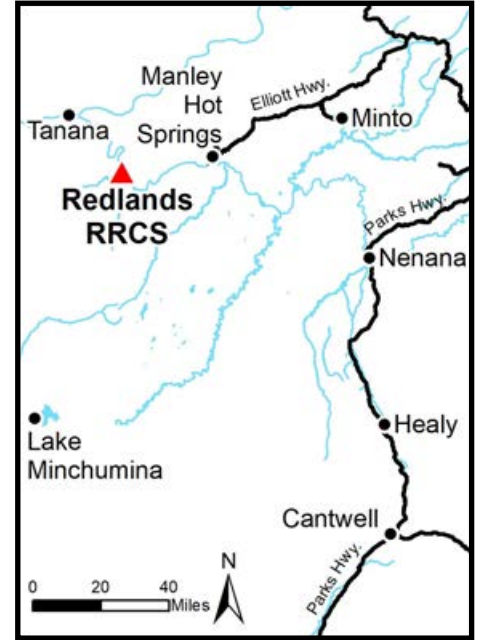
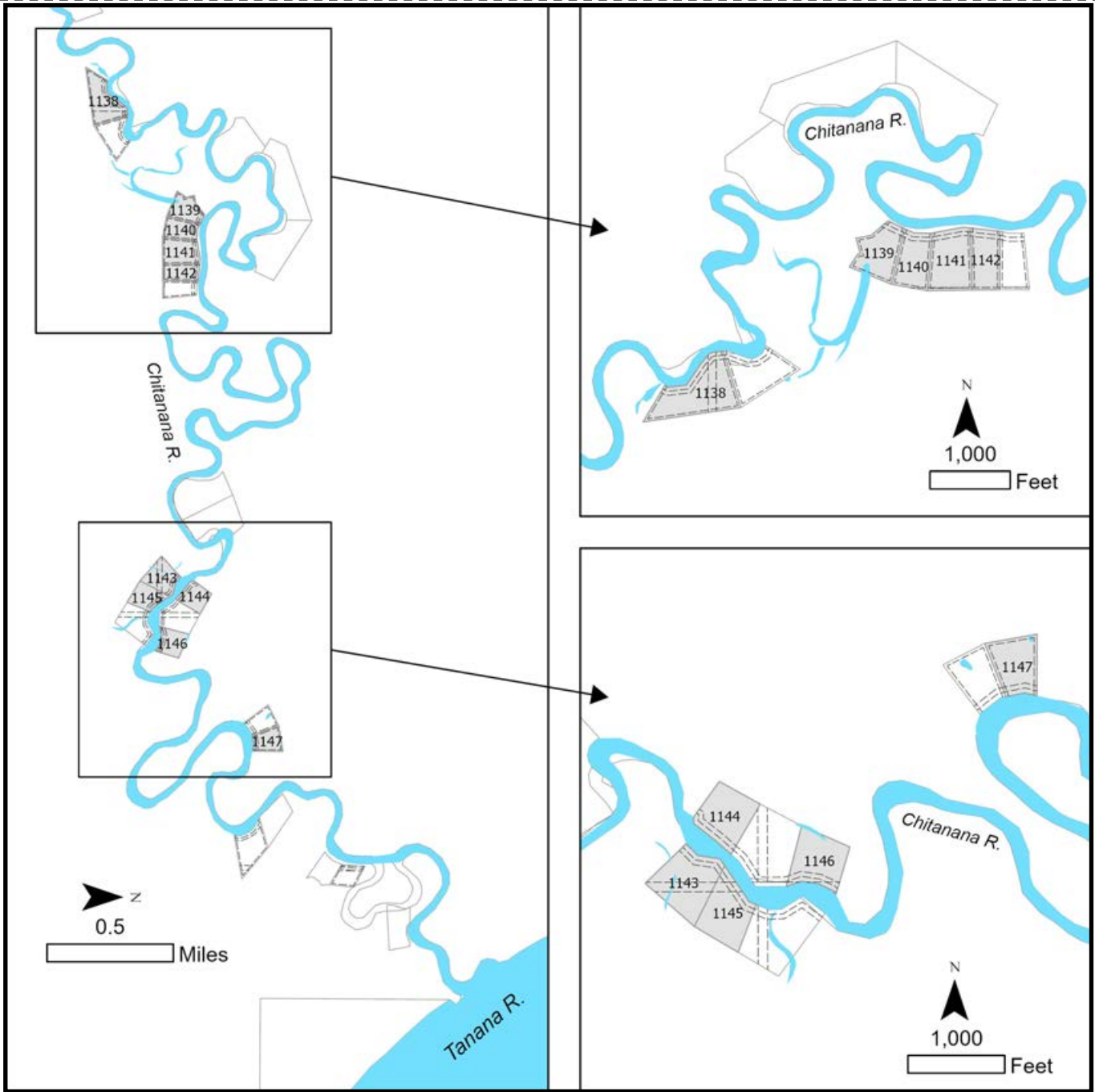


REDLANDS II RRCS



Location	Redlands II RRCS is located along the Chitanana River, approximately 40 river miles west of Manley Hot Springs.
Access	Access is by boat or snowmachine from Manley Hot Springs along the Tanana River to the Chitanana River. The parcels are along the Chitanana River, approximately 3- 11 miles from the confluence of the Tanana and the Chitanana.
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 area 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 along the boundary of a Modified and a Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Parcels on the south side of the Chitanana are in the Limited option, while parcels on the north side of the river are primarily within the Modified option.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. A boat with a shallow draft may be needed to access these parcels, especially in times of low water. The river generally becomes more shallow further upstream.
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. All parcels have a 100ft building setback from the ordinary high water mark of public waterbodies, a 50ft public access easement along the ordinary high water mark, and a 30ft public access and utility easement along interior lot lines. Parcels 1138, 1143, & 1145, have a 100ft section line easement through the lots. Please see plat for details.
Survey and MTRS	Redlands is survey ASLS 2022-08, located in Sections 14, 15, 16, 20, 21, 22, & 23 Township 1 North, Range 20 West, Fairbanks Meridian. The survey has been recorded as Plat 2024-01 in the Manley Hot Springs Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID	PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1138	422416	C	12.20	\$11,100	1143	422423	J	8.13	\$8,700
1139	422418	E	7.26	\$8,600	1144	422424	K	6.39	\$7,900
1140	422419	F	6.47	\$8,000	1145	422425	L	6.70	\$8,200
1141	422420	G	9.14	\$9,700	1146	422428	O	6.33	\$7,900
1142	422421	H	6.48	\$8,000	1147	422430	Q	5.88	\$7,500

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.