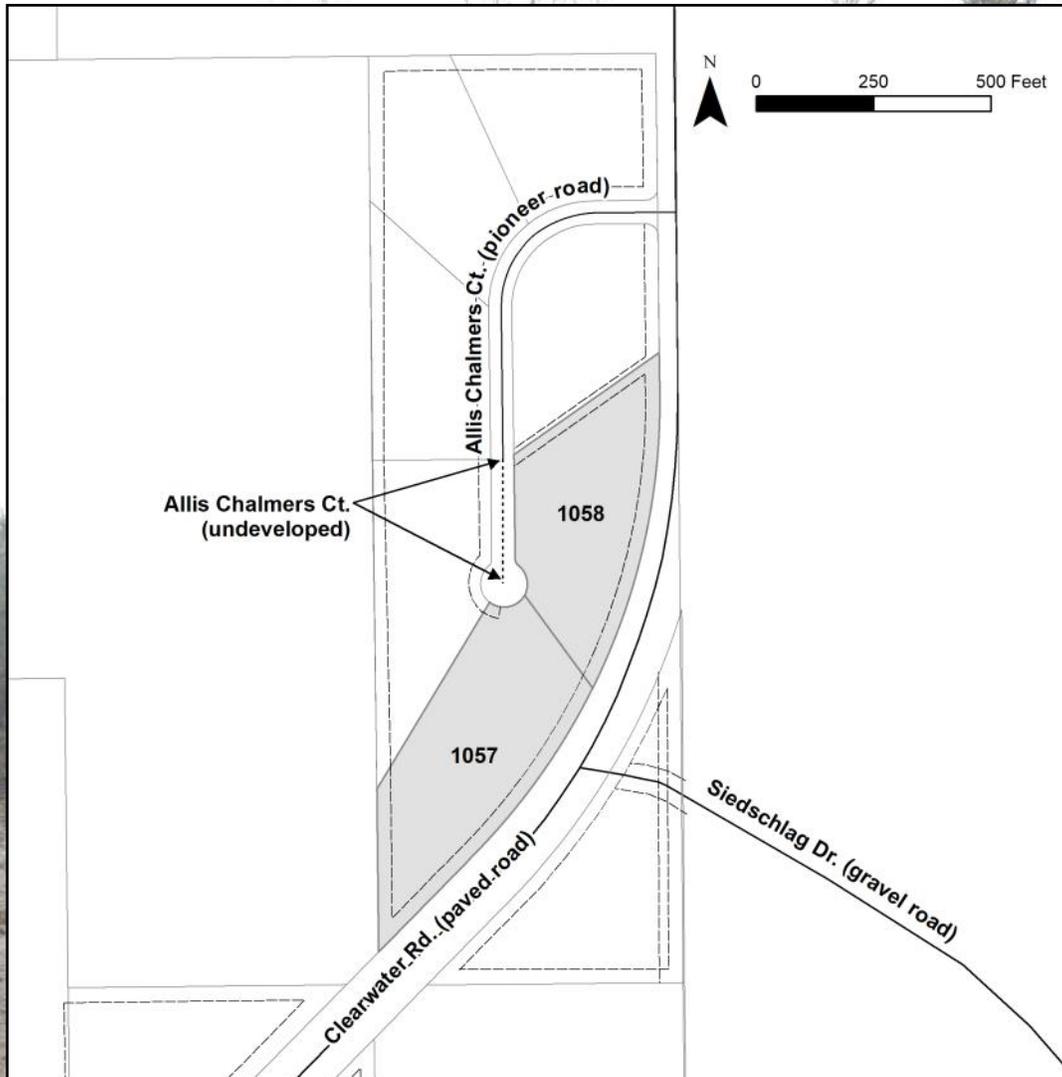


CLEARWATER ROAD



Location	Clearwater Road Subdivision is located 8 miles southeast of Delta Junction along Clearwater Rd.
Access	Clearwater Rd. is a paved road which intersects the Alaska Hwy. south of milepost 1415. The parcels are one mile north from the highway near Clearwater Rd.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in the "General Information" section of the brochure. Electricity is available along Clearwater Road.
Local Government	This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the <i>"Tentatively Approved Lands"</i> section of this brochure for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Notes	Access from the parcels directly to Clearwater Rd. would require permission from DOT&PF.
Notes	The plat for ASLS 2008-25 indicates an overhead transmission line bisecting the parcels without an easement. The distribution line has since been relocated to the opposite side of Clearwater Rd. and does not encroach on the parcels.
Fire	This area is in a Critical Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Clearwater Road is survey ASLS 2008-25, located in Section 2, Township 11 South, Range 11 East, Fairbanks Meridian. The surveys have been recorded as plats 2010-6 in the Fairbanks Recording District.
Right-of-Way	Allis Chalmers Ct. is a partially constructed dirt road. The right-of-way along Allis Chalmers Ct. to parcel 1058 has been cleared but doesn't extend to parcel 1057.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1057	420235	C3	3.87	\$10,100
1058	420234	C2	3.20	\$9,600

Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/> and <http://landsales.alaska.gov>.