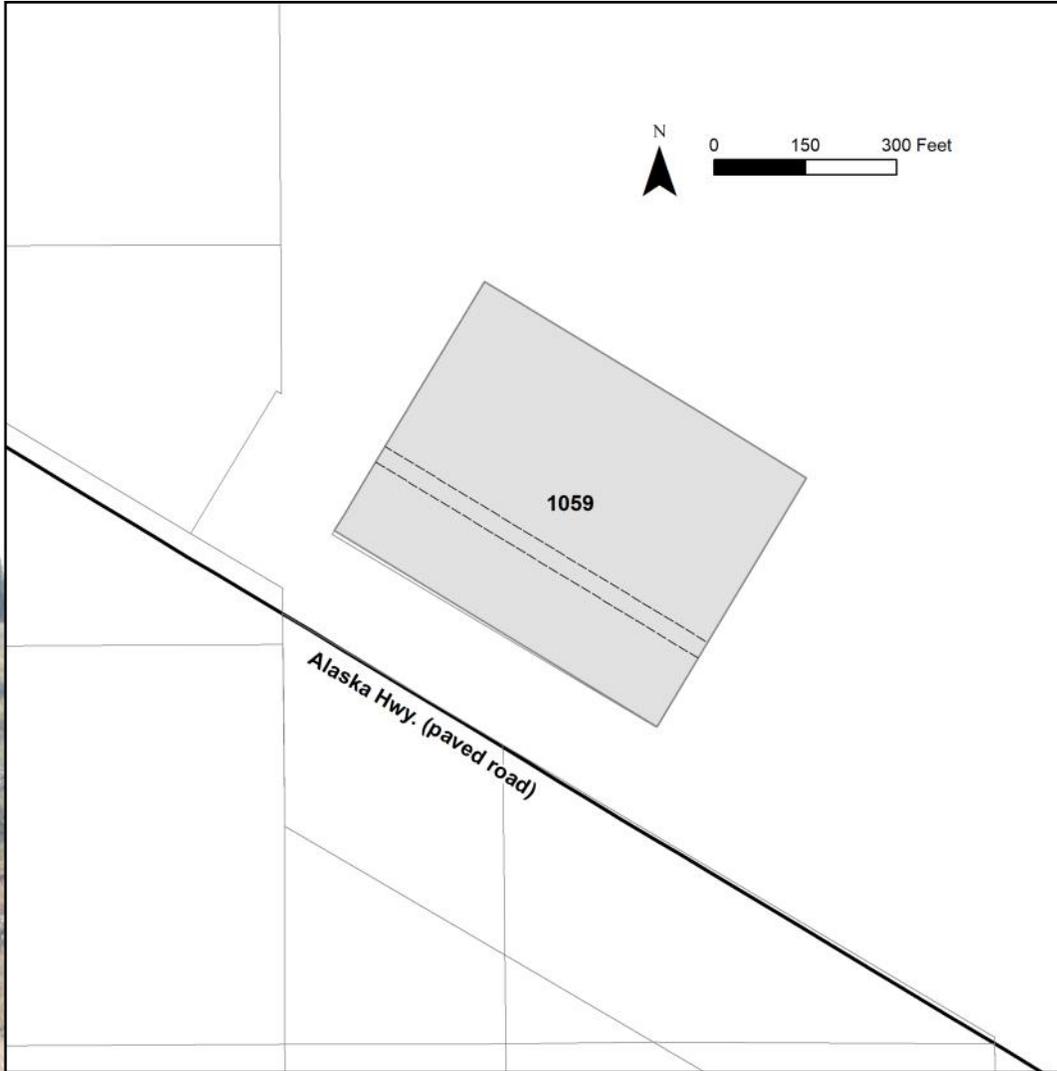


DELTA ODD LOT



Location	The Delta Odd Lot is located in Delta Junction along the Alaska Hwy., approximately 0.25-miles southeast of the intersection with the Richardson Hwy.
Access	Direct access from Alaska Hwy. to the parcel.
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 "General Information." Golden Valley Electric Association, Inc. power lines pass through the parcel.
Local Government	This area is within the boundary of the City of Delta Junction and is subject to applicable platting and planning authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details of current ordinances.
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	The utility company has the right to identify, and then remove, any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the utility easements.
Notes	Parcel 1059 has largely been cleared and vegetation remains primarily in the parcel corners. Earthmoving activities and trash and debris were observed adjacent to the northern parcel boundary. Due to the earthmoving activities on the parcel, DNR is unaware if any buried debris may be present. Please review the "What to Know Before You Bid" section of this brochure. Interested parties are encouraged to inspect the property and familiarize themselves with the history, condition, and quality of the land prior to bidding.
Fire	This area is in a Critical Fire Management Option. See the "Fire and Burning Activities" section of this brochure for more details.
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 be recorded separately.
Survey and MTRS	The Delta Odd Lot is survey ASLS 2018-17, located in Section 24, Township 10 South, Range 10 East, Fairbanks Meridian. The survey have been recorded as plat 2019-56 in the Fairbanks Recording District.
Right-of-Way	Developed driveway exists from Alaska Hwy. to parcel but it is unknown if this is permitted with DOT&PF. All development work within the Alaska Hwy. right-of-way requires a permit from DOT&PF.



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	MINIMUM BID
1059	420722	6.89	\$68,900

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>.