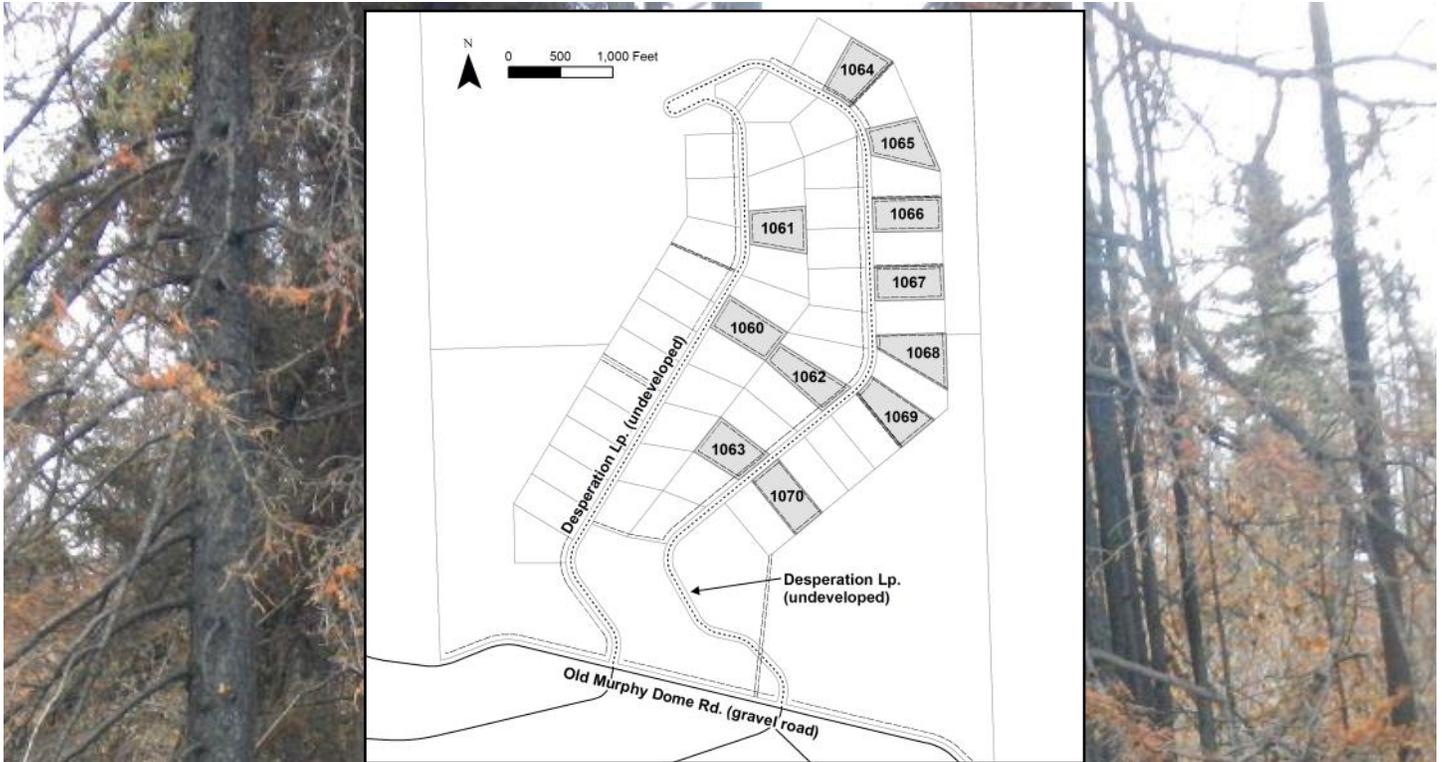


DESPERATION



DESPERATION SUBDIVISION BURNED IN 2019 SHOVEL CREEK FIRE

Location	Desperation Subdivision is located approximately 25 miles northwest of Fairbanks.
Access	Access to the subdivision is via Old Murphy Dome Rd. and then along Desperation Lp., a mostly unimproved right-of-way.
Utilities	There is no water supply or sewer system. Please see the plat notes and the "Sewer and Water" section of the brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This area is within the boundary of the Fairbanks North Star 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 below. Please check with the borough for details of current ordinances.
Zoning	The Desperation parcels are zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning, please contact the borough 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	<ul style="list-style-type: none"> • Parcels within this subdivision may contain wetlands and may require a U.S. Army Corps or Engineers permit prior to the placement of fill material into these areas. Contact should be made prior to commencing construction. • Utility companies have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct supportive devices within such lots or tracts as necessary to serve ASLS 81-1 and adjacent properties.
Fire	This area is in a Full Fire Management Option. See the "Fire and Burning Activities" section of this brochure for more details. The subdivision and surrounding area burned in 2019 due to the Shovel Creek Fire.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to section line, public access, pedestrian, 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	Desperation is survey ASLS 81-1 within Sections 29 and 32, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 82-17 in the Fairbanks Recording District.
Right-of-Way	Rights-of-way within the subdivision are mostly unimproved. A portion of Desperation Lp. was passable with an ATV but the trail deteriorates and much of the subdivision is limited to foot access. The recent fire and numerous fallen trees limits ATV access.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1060	408185	6	2	5.000	\$10,500
1061	408188	9	2	5.000	\$10,500
1062	408199	20	2	5.000	\$10,500
1063	408202	23	2	5.000	\$10,500
1064	408204	2	3	5.000	\$10,500
1065	408206	4	3	5.000	\$10,500
1066	408208	6	3	5.000	\$10,500
1067	408210	8	3	5.000	\$10,500
1068	408212	10	3	5.000	\$10,500
1069	408214	12	3	5.000	\$10,500
1070	408218	16	3	5.000	\$10,500

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>.