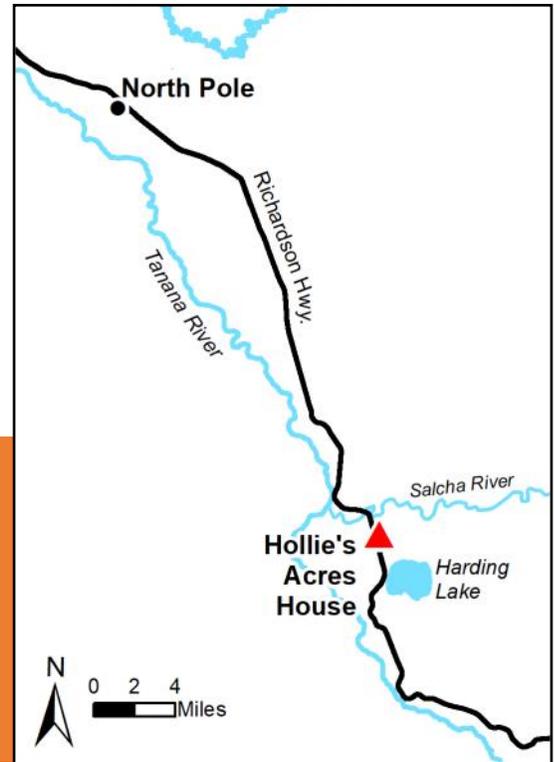


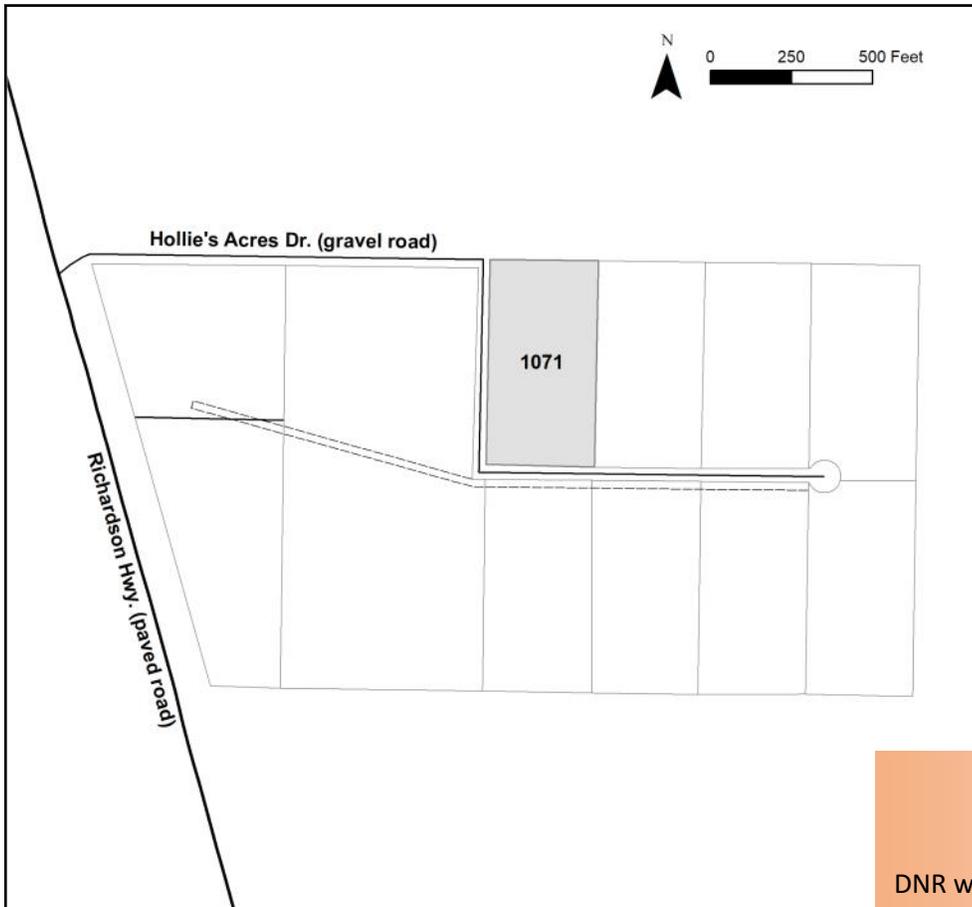
HOLLIE’S ACRES HOUSE



Why Buy?

Comes with a fixer-upper house! In a quiet area of Salcha, not far from the Salcha River and Harding Lake. Popular snowmachine trails nearby. See additional notes on page 85.

Location	Hollie’s Acres is located near Salcha, east of the Richardson Hwy., south of the Salcha River and north of Harding Lake.
Access	Richardson Hwy. to Hollie's Acres Dr. near highway milepost 322. Hollie's Access Dr. provides access to the parcel.
Utilities	On-site water well and septic system is inoperable at this time.
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.
Notes	<ul style="list-style-type: none"> The Hollie’s Acres House is zoned General Use (GU-1) by the Fairbanks North Star Borough. Use of this parcel is restricted by the zoning, please contact the borough for details. Property has a protective covenant that prohibits “mining or commercial excavation of gravel.” Home inspection and water and septic inspection have been conducted. Please contact the Land Sales team at landsales@alaska.gov prior to bidding to view the home inspection report and well and septic report.
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.
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, utility and public access 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	Hollie’s Acres House is survey located in Section 26, Township 5 South, Range 4 East, Fairbanks Meridian. The survey has been filed as plat 79-181 in the Fairbanks Recording District.
Right-of-Way	Hollie’s Acres Dr. is a constructed gravel road.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1071	421207	H-1	4.774	\$52,900

Additional Notes

- Electric service has been restored, but there are hazards noted in the inspection report.
- The well is not in service and the plumbing in the house is not known to be functional.
- The septic system has failed.
- The furnace is not functioning and is beyond repair due to its age and condition.

OPEN HOUSE

DNR will sponsor 2 open houses to offer prospective bidders the opportunity to view both the house and property.

Open House #1:

Wednesday, October 21, 5-8 PM

Open House #2:

Saturday, October 24, 1-5 PM

Land Sales staff will be present during these hours to show the house to prospective buyers and answer questions. Appointments outside these hours will not be available. One additional open house may be added in November. Please call (907) 269-8594 to inquire.

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>.