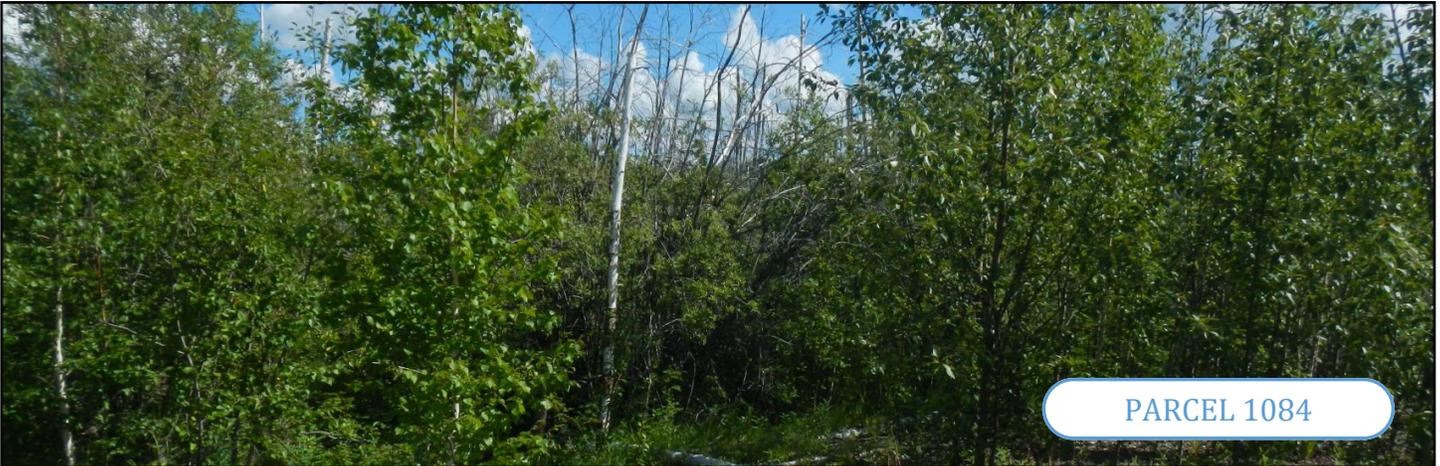
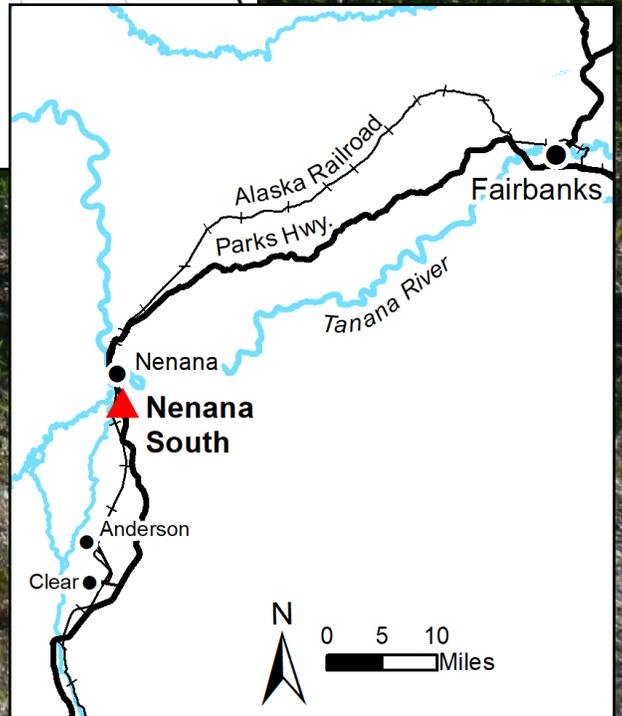
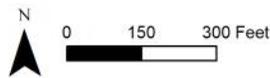
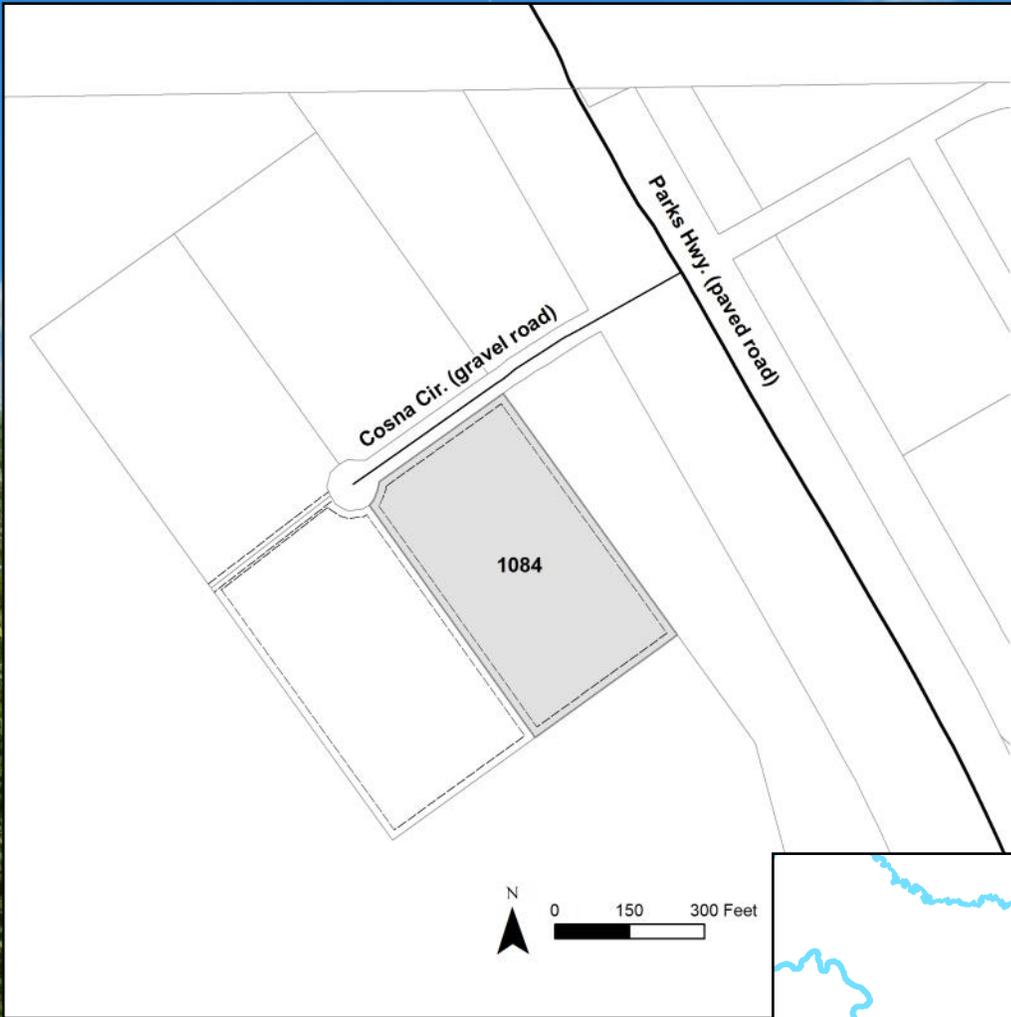


NENANA SOUTH



Location	Nenana South Subdivision is located approximately 3 miles south of Nenana, west of the Parks Hwy.
Access	Nenana South Subdivision is accessible off the Parks Hwy. via Cosna Cir.
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. There are overhead electric and telephone utilities available. Purchasers will be responsible for extending the existing power lines.
Local Government	This area is within the boundary of the City of Nenana 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 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	<ul style="list-style-type: none"> The utility companies have the right to remove any dead, weak, overhanging, or otherwise dangerous trees adjacent to or in the vicinity of the easement. The utility companies shall have the right to cross streets, buffer strips, reserve areas, and special interest areas or construct support devices within such lots and tracts as necessary to serve ASLS 80-106 and adjacent properties. Parcels within this subdivision may contain wetlands and may require a U.S. Army Corps of Engineers permit prior to the placement of fill materials into these area. Contact with the U.S. Army Corps of Engineers should be made prior to commencing construction.
Fire	This area is in a Limited Fire Management Option. See the " <i>Fire and Burning Activities</i> " section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility, and pedestrian 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	Nenana South is survey ASLS 80-106, located in Section 36, Township 4 South, Range 8 West, Fairbanks Meridian. The survey has been filed as amended plat 81-4 in the Nenana Recording District.
Right-of-Way	Cosna Cir. is a gravel road.
Homeowner's Association	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Nenana South Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 26, Page 306, on April 13, 1981, Nenana Recording District, as document #1981-000219-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1084	407057	4	G	4.803	\$13,900

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>.