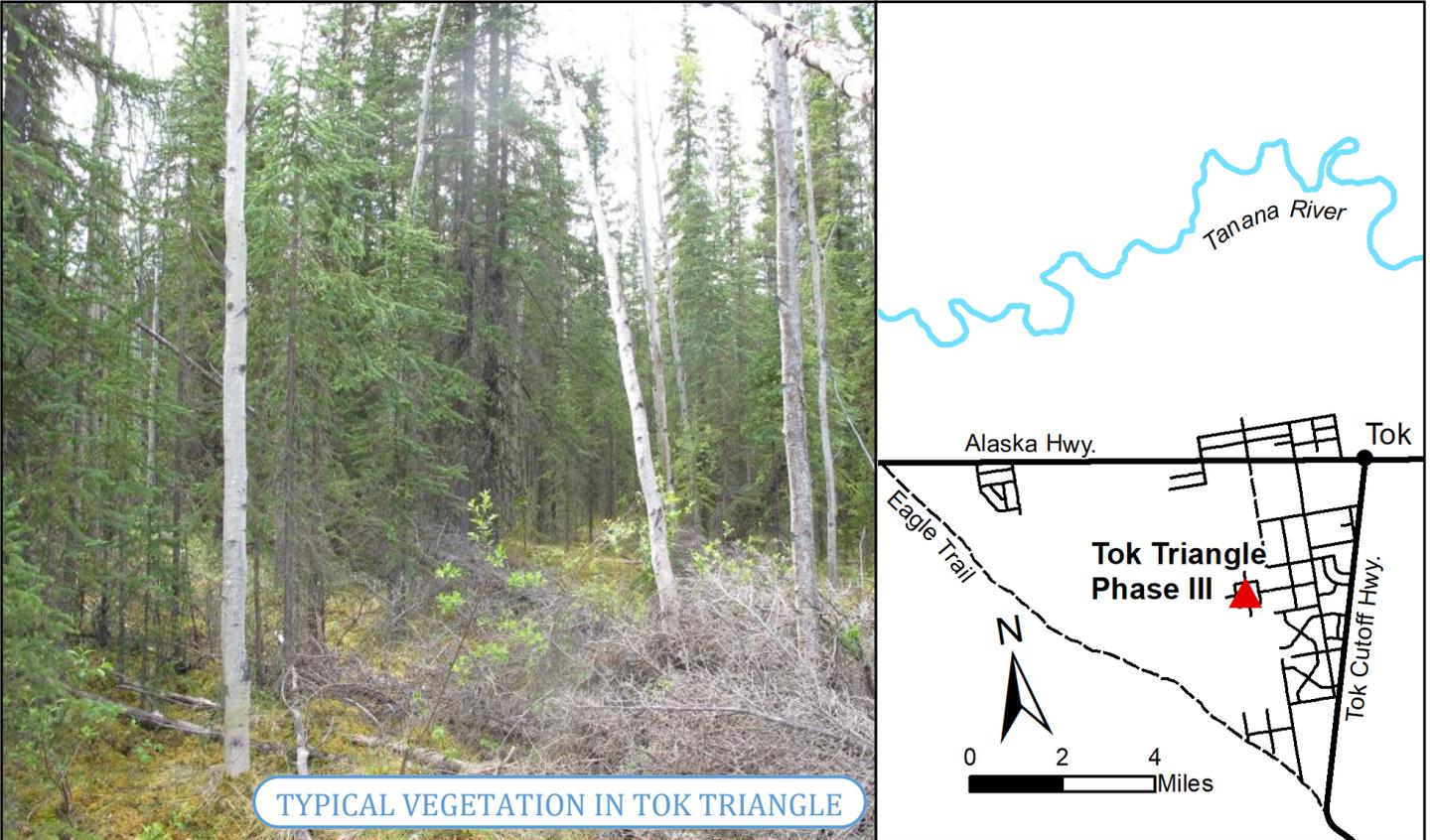
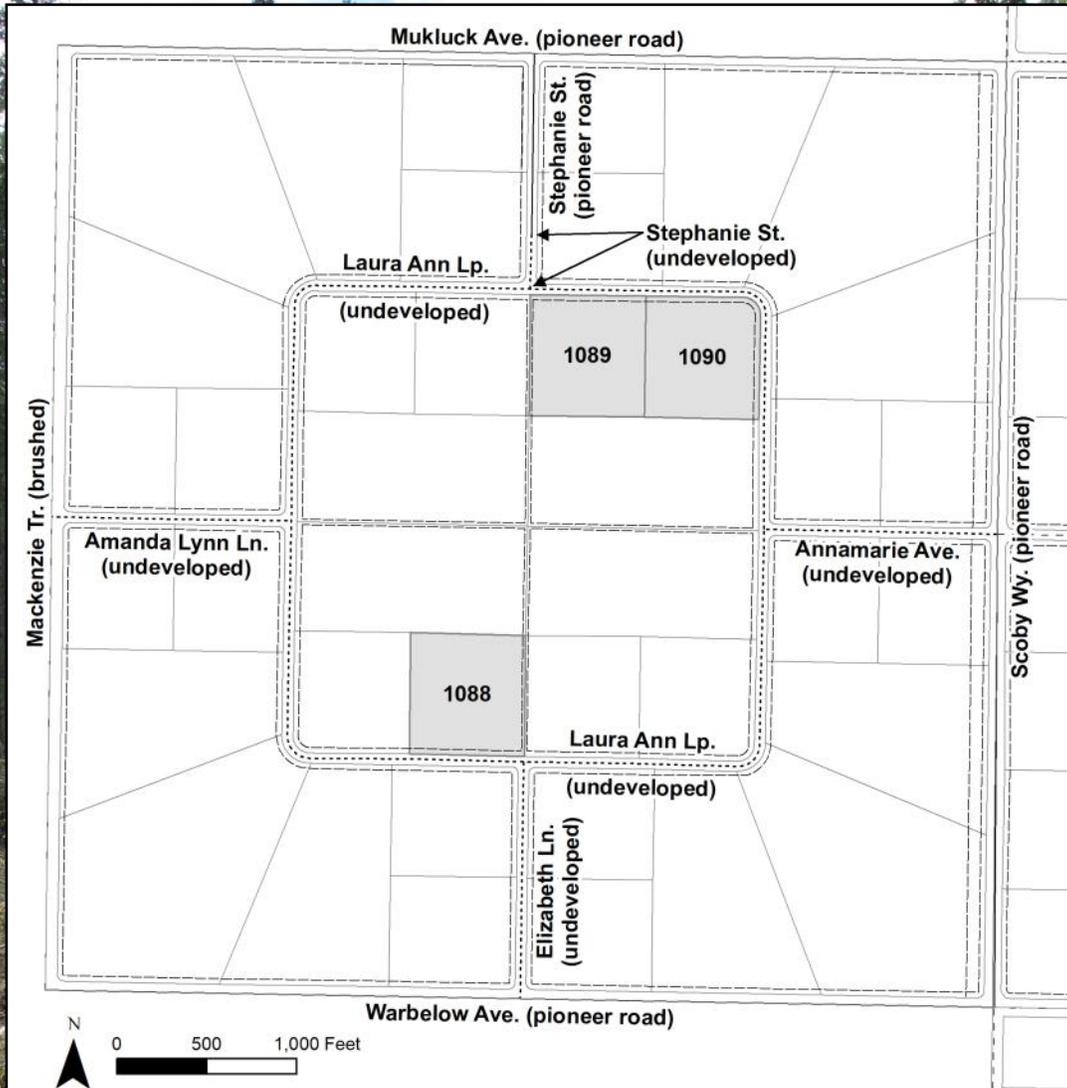


TOK TRIANGLE PHASE III



TYPICAL VEGETATION IN TOK TRIANGLE

Location	Tok Triangle Phase III is located 4 miles southwest of Tok.
Access	Access is from the Alaska Highway via Scoby Way, west of milepost 1316. Scoby Way is a gravel road for the first mile south of the highway, then it becomes a widely brushed trail for the last mile to the subdivision. From Scoby Way, the parcels can be accessed via brushed and otherwise undeveloped rights-of-way. The section line easements along the northern and eastern edges of the subdivision are cleared 5-10 feet wide.
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 does not have an incorporated local government and is subject to State of Alaska platting authority.
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 "Fire and Burning Activities" section of this brochure for 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	Tok Triangle Phase III is survey ASLS 2008-41, located in Section 34, Township 18 North, Range 12 East, Copper River Meridian. The survey has been recorded as plat 2010-59 in the Fairbanks Recording District.
Right-of-Way	The section lines along the northern and eastern edges of the subdivision are brushed trails and were drivable in June of 2015. The interior rights-of-way have been brushed but are too narrow to drive a vehicle.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1088	419082	7	5	10.00	\$14,300
1089	419076	1	5	10.01	\$14,300
1090	419077	2	5	10.01	\$14,300

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>.