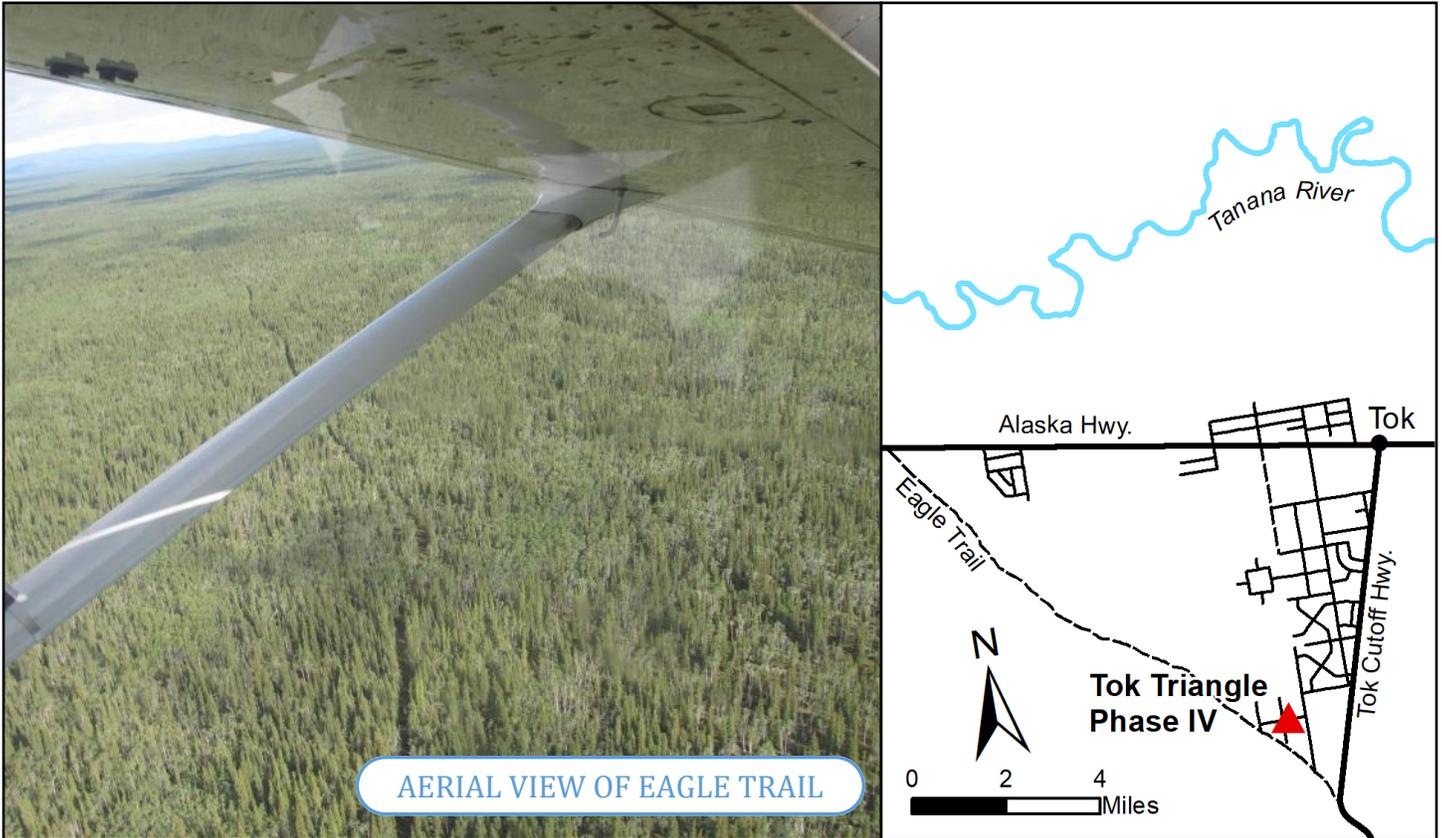
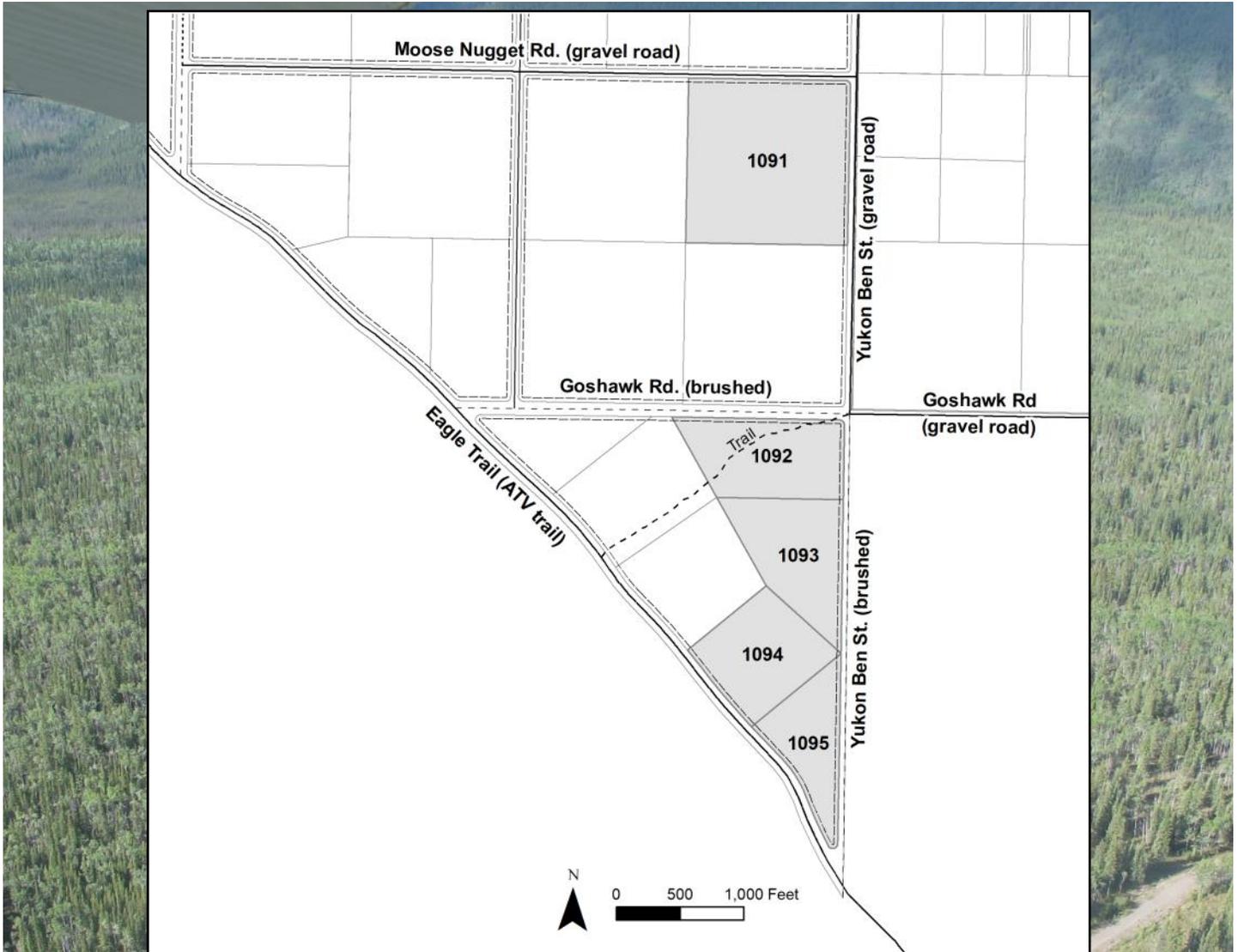


TOK TRIANGLE PHASE IV



Location	Tok Triangle Phase IV is located 6 miles southwest of Tok, west of the Tok Cutoff.
Access	Access is from the Tok Cutoff (Glenn Hwy.), then west onto Moose Nugget Rd. or Goshawk Rd. to the parcels. The Eagle Trail may also provide ATV access.
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, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. Parcel 1092 has a platted ATV trail running through it.
Survey and MTRS	Tok Triangle Phase IV is survey ASLS 2012-11, located in Sections 15 and 22, Township 17 North, Range 12 East, Copper River Meridian. The survey has been recorded as plat 2013-17 in the Fairbanks Recording District.
Right-of-Way	Moose Nugget Rd. and Butch Kuth Ave. are gravel roads. Yukon Ben St. is mostly a gravel road but is only brushed south of the intersection with Goshawk Rd.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1091	420247	1	2	37.67	\$35,900
1092	420251	1	3	16.90	\$23,300
1093	420252	2	3	16.01	\$19,400
1094	420254	4	3	15.30	\$21,100
1095	420253	3	3	11.66	\$17,900

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>.