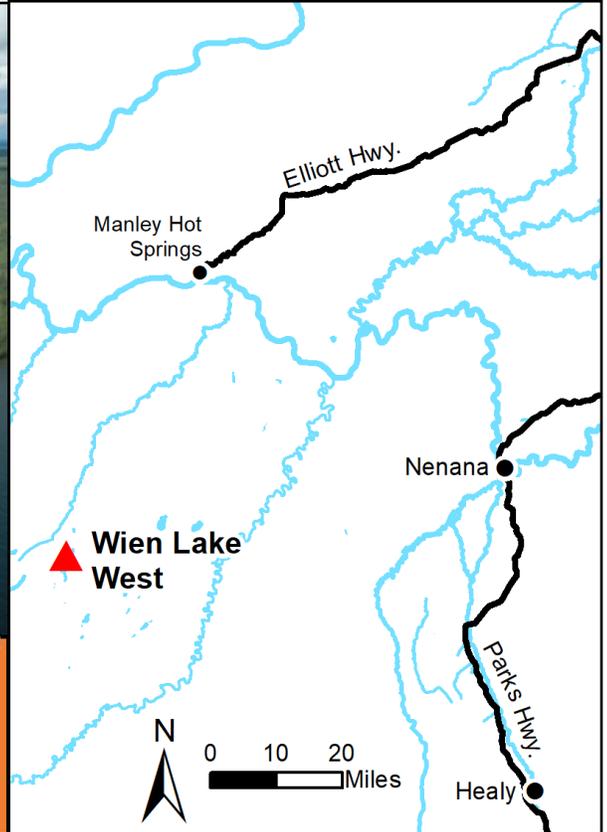


WIEN LAKE WEST

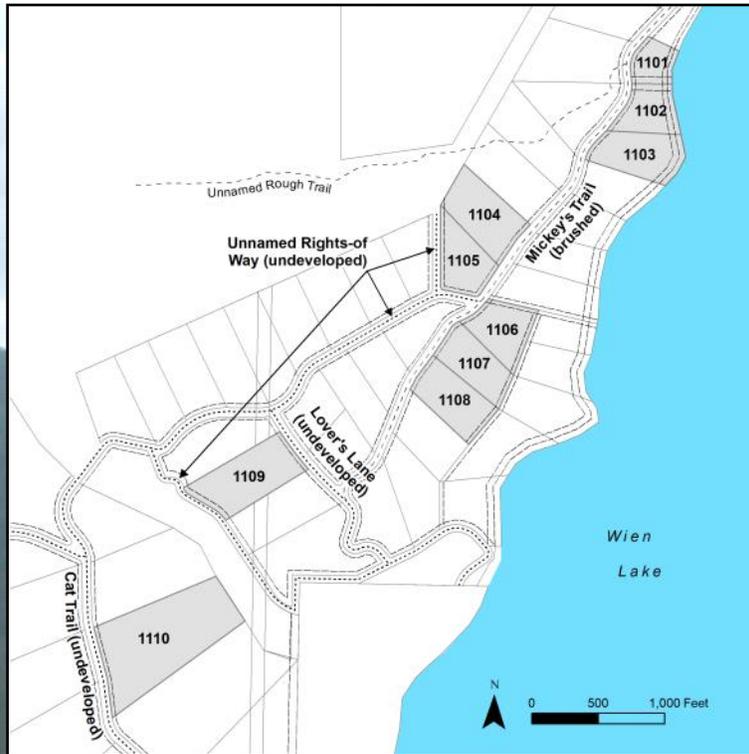


WIEN LAKE

Why Buy?

Wien Lake offers remote parcels, with great access for a variety of outdoor pursuits.

Location	Wien Lake is located approximately 110 miles southwest of Fairbanks, 50 miles southwest of Manley Hot Springs, and 65 miles southwest of Nenana.
Access	Access is by float or ski plane to Wien Lake, or via wheeled plane to the grass airstrip on the northern tip of the lake connected to area trails. Snowmachine access may be possible from Nenana or Manley Hot Springs.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in “General Information.” 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.
Notes	The grass airstrip is not maintained by the FAA or the State of Alaska. Use of airstrips on state land is at your own risk.
Fire	This area is in a Full Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a 100 ft. building setback from the ordinary high water line of all water bodies. 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	Wien Lake West is survey ASLS 2013-30, located in Sections 22, 27, and 28, Township 6 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as 2015-35 in the Fairbanks Recording District.
Right-of-Way	Mickey’s Trail is brushed. Other rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1101	420497	3	2	1.83	\$14,400
1102	420498	4	2	2.73	\$14,400
1103	420499	5	2	4.35	\$16,000
1104	420493	6	1	5.46	\$3,700
1105	420494	7	1	4.04	\$3,100
1106	420504	10	2	3.84	\$3,000
1107	420505	11	2	4.02	\$3,000
1108	420506	12	2	4.72	\$3,400
1109	420521	2	4	6.61	\$4,200
1110	420537	3	7	13.35	\$6,300

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>.