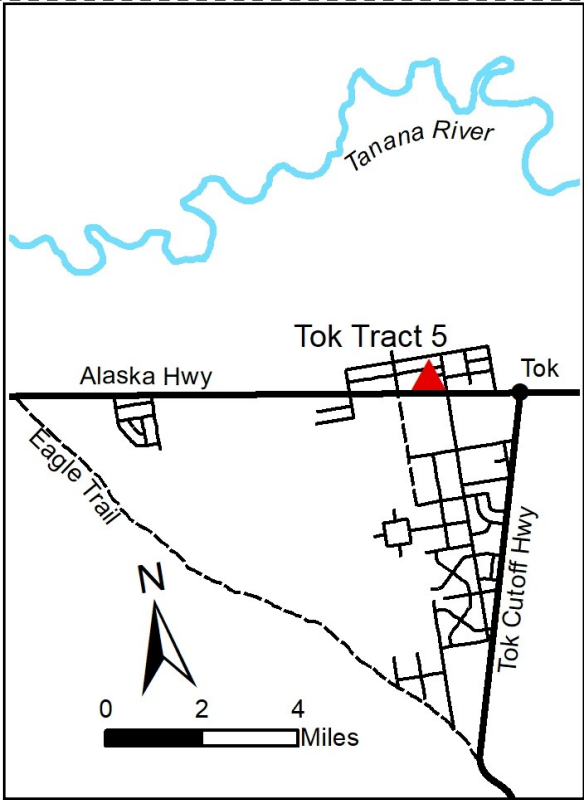
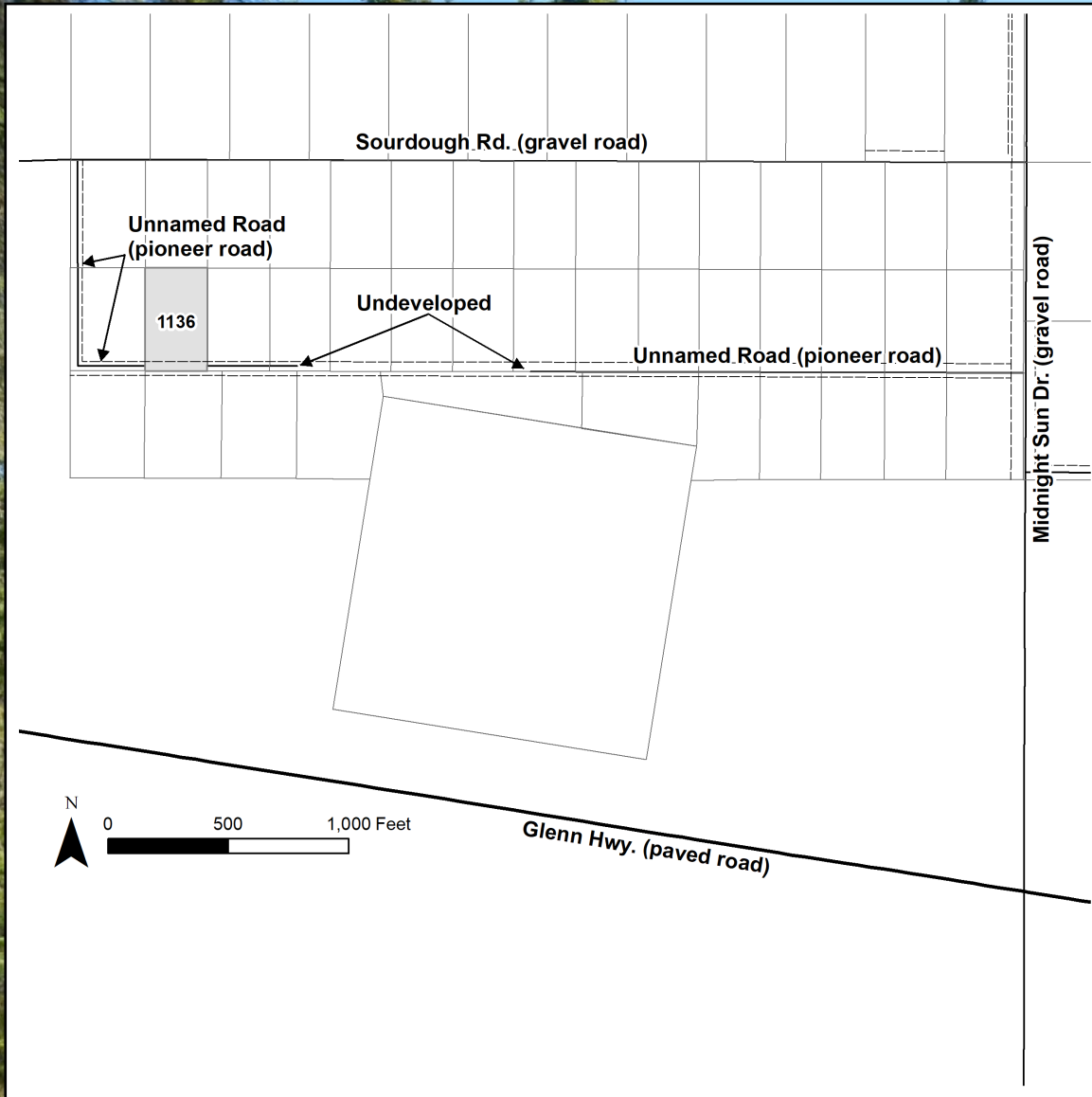


# TOK TRACT 5



Location	Tok Tract 5 is located 2 miles northwest of Tok.
Access	Access is from the Alaska Highway, north on Midnight Drive, west on Sourdough Road, south on an unnamed road, and east on an unnamed road. See map on opposite page for details.
Utilities	There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the "Sewer and Water" section of this brochure for details. Electricity is available in the area; purchasers will be responsible for extending the lines at their own expense.
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 Tract 5 is survey ASLS 79-199, located in Section 14, Township 18 North, Range 12 East, Copper River Meridian. The survey has been filed as plat 80-88 in the Fairbanks Recording District.
Right-of-Way	Midnight Sun Drive and Sourdough Road are good gravel roads. The unnamed roads are developed to pioneer standards. Other rights-of-way in the subdivision are a mix of brushed trails and undeveloped.
Homeowner's Association	Any subsequent owners of any parcel within the subdivision automatically becomes a member of the Homeowners Association created to govern the subdivision.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1136	405993	29	1	2.56	\$7,600

*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/>.*