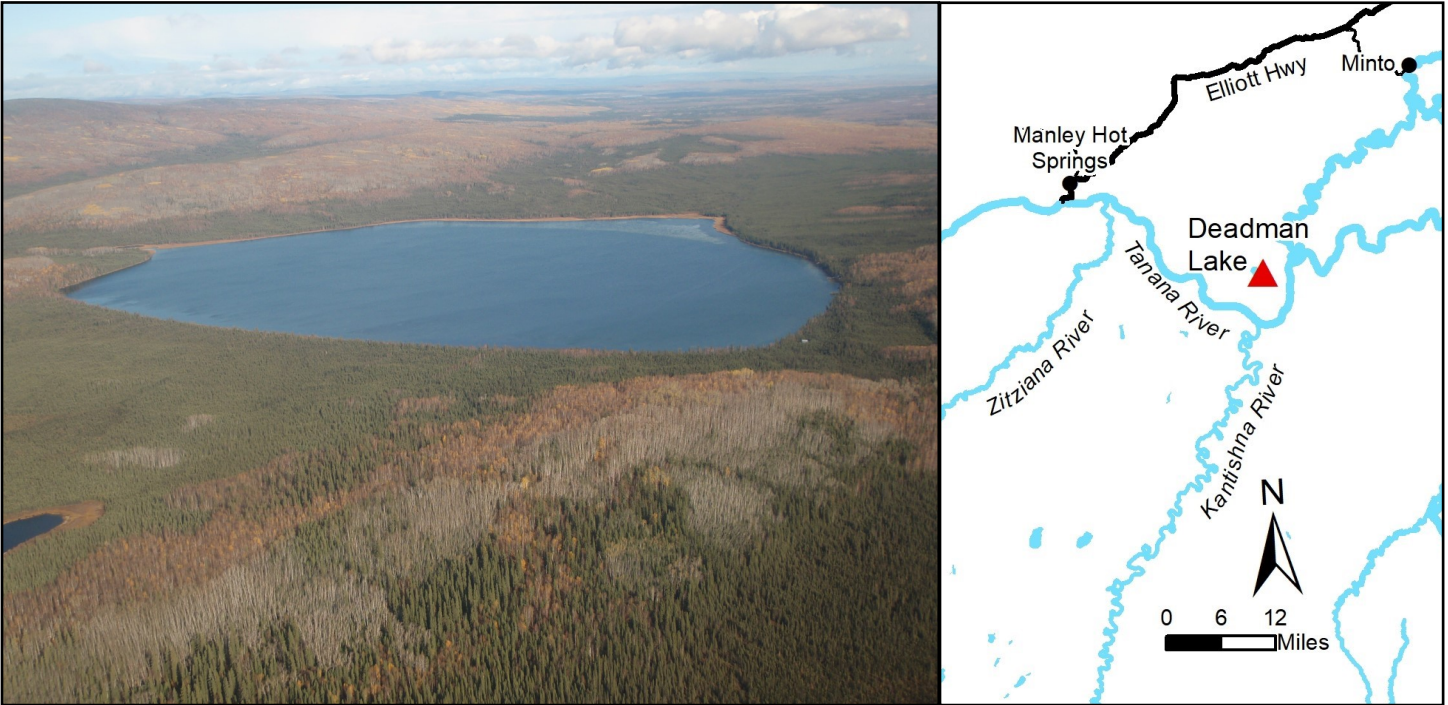
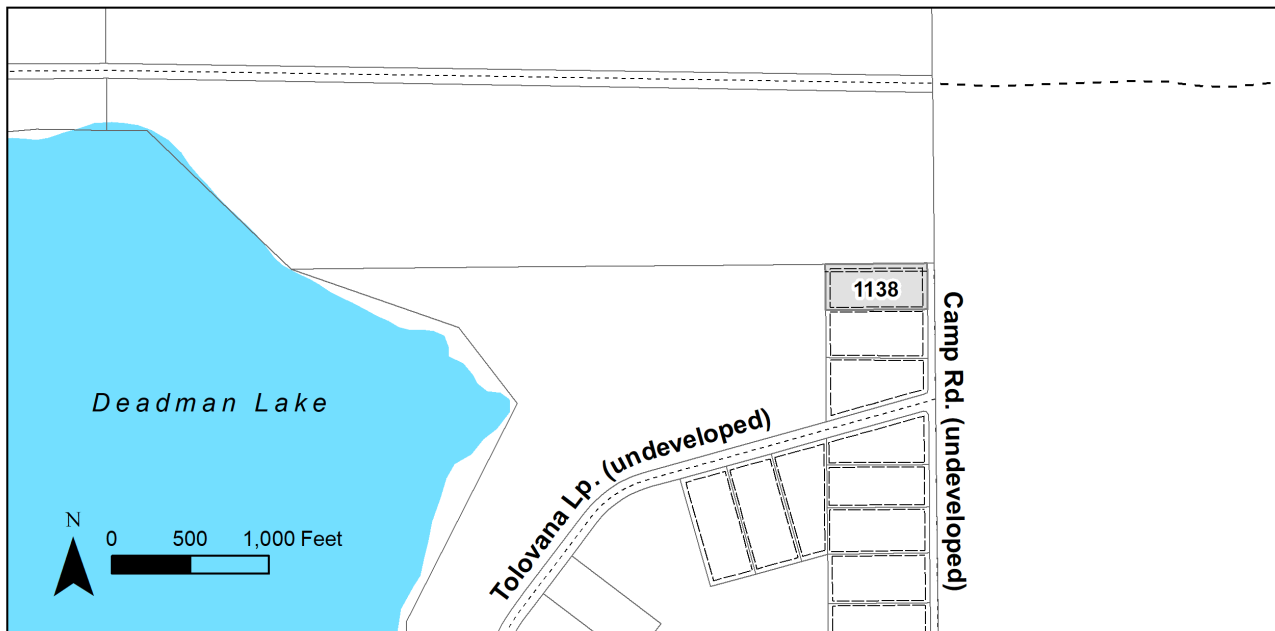
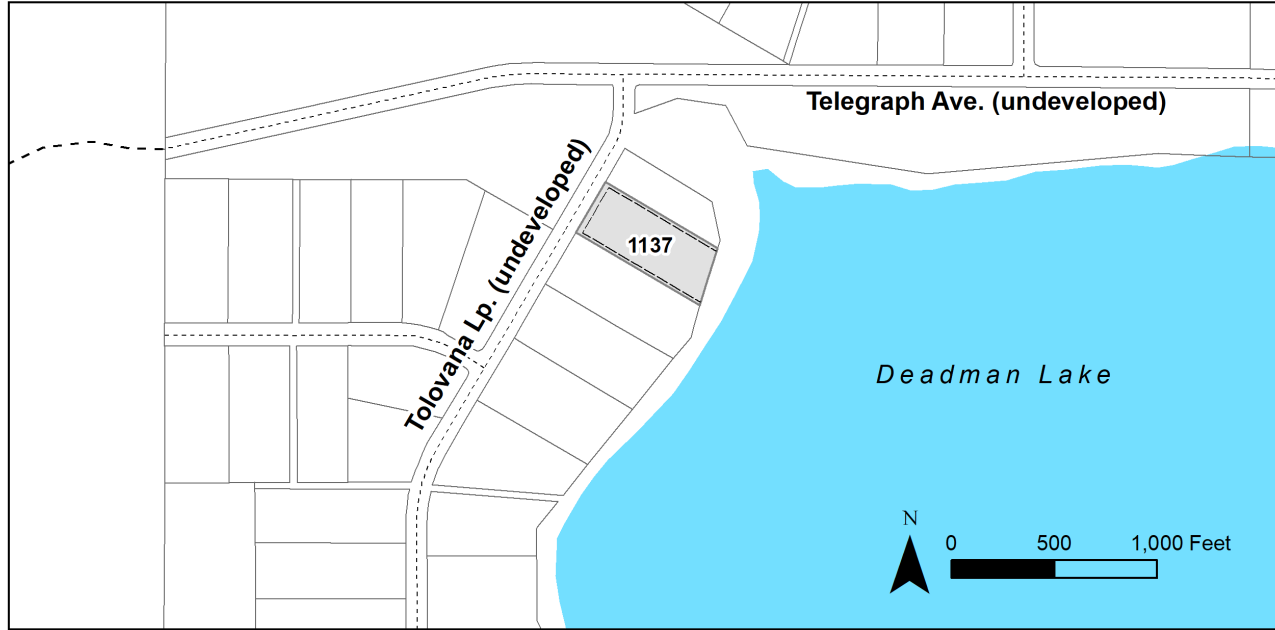


DEADMAN LAKE



Location	Deadman Lake is approximately 5 miles north of the Tanana River and about 65 miles west of Fairbanks.
Access	Access is by float or ski plane to Deadman Lake. Snow machine access may be possible from Nenana or Manley Hot Springs.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the “Sewer and Water” section of this brochure for details. There are no utilities (electric, phone, internet, etc.)
Local Government	This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the “ <i>Tentatively Approved Lands</i> ” section of this brochure for details.
Fire	This area is in a Full 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. 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	Deadman Lake survey ASLS 81-40, located in Section 4, Township 1 South, Range 12 West, Fairbanks Meridian, filed as amended plat 81-10 in the Manley Hot Springs Recording District; also see associated easement vacation plat EV-2-185 filed as Plat No. 81-8.
Right-of-Way	The rights-of-way within this subdivision are undeveloped.
Homeowner’s Association	Any subsequent owner of any parcel withing this subdivision automatically becomes a member of the homeowner’s association. The declaration of convents, conditions, and restrictions for this association were recorded on August 31, 1981 in Book 12, Page 139 in Manley Hot Springs Recording District, as document #1981-000338-0.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1137	407606	1	6	4.597	\$16,000
1138	419021	1	11	4.785	\$4,100

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/>.