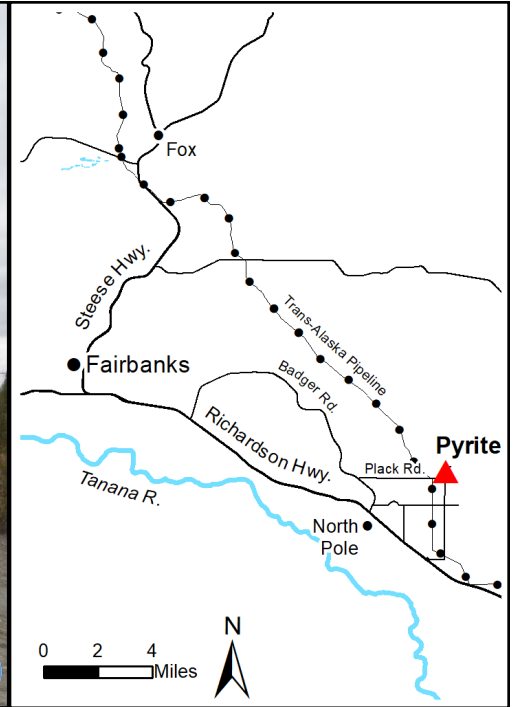


# PYRITE

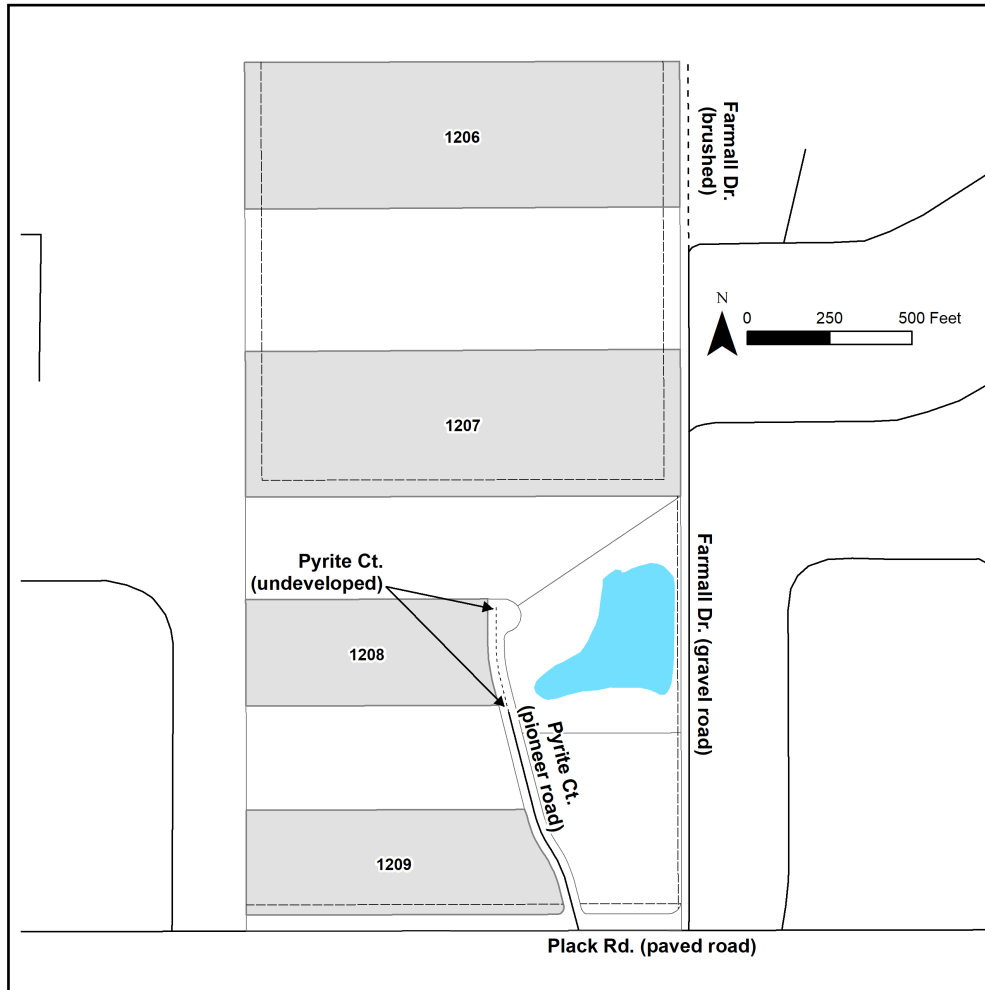


LOTS 3, 2, AND 1 WITHIN THE SUBDIVISION



Location	Pyrite Subdivision is located 15 miles southeast of Fairbanks and 3 miles northeast of North Pole.
Access	Access is provided by highway vehicle along the Richardson Hwy., to Badger Rd., then east on Plack Rd. Access to the individual lots is either along Pyrite Ct., which is a cleared gravel area, or Farmall Dr., which is a gravel road north of Plack Rd.
Utilities	There is no municipal water supply or sewer system. Please check the plat notes and the “Sewer and Water” section of this brochure for details. Electric service runs along the S and SW perimeter of the subdivision, and across Farmall Dr. on the east side. Parcels in this area are on individual well and septic. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation. Approval of such systems shall be obtained from said authority. The nearest Fairbanks North Star Borough (FNSB) transfer stations are in North Pole and off Badger Rd.
Local Government	This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easement, or restrictions in addition to those mentioned under Restrictions. Please check with the borough for details of current ordinances.
Notes	<ul style="list-style-type: none"> <li>• Parcels are zoned Rural Estate-4/Groundwater Damage Protection (GWP). Basements are not allowed to be constructed in the GWP overlay zone.</li> <li>• This subdivision is located in a flood zone protected by a levee and is not required to meet the FNSB Title 15 Floodplain Management Regulations.</li> <li>• There is some trash and debris on the lots near the pond. DNR is not responsible for the disposal of any existing garbage or wastes.</li> <li>• Tract A is reserved in public ownership for use of the pond, including an area for parking.</li> </ul>
Fire	This area is in the North Star Fire Service Area and is a Full 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, 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	Pyrite is survey ASLS 2018-19, located in Section 36, Township 1 South, Range 2 East, Fairbanks Meridian. The survey has been recorded as plat 2020-18 in the Fairbanks Recording District.
Right-of-Way	Pyrite Ct. is a pioneer road for most of the ROW; the northernmost portion is undeveloped. Farmall Dr. is developed to lot 3 and is a trail to lot 1. Legal access to lots 5 and 7 via Pyrite Ct. The roads in the subdivision to some of the parcels do not meet the FNSB's standards, which could compromise emergency service access.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1206	421339	1	13.434	\$63,500
1207	421341	3	13.432	\$63,500
1208	421343	5	5.499	\$41,300
1209	421345	7	6.689	\$47,200

*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/>.*