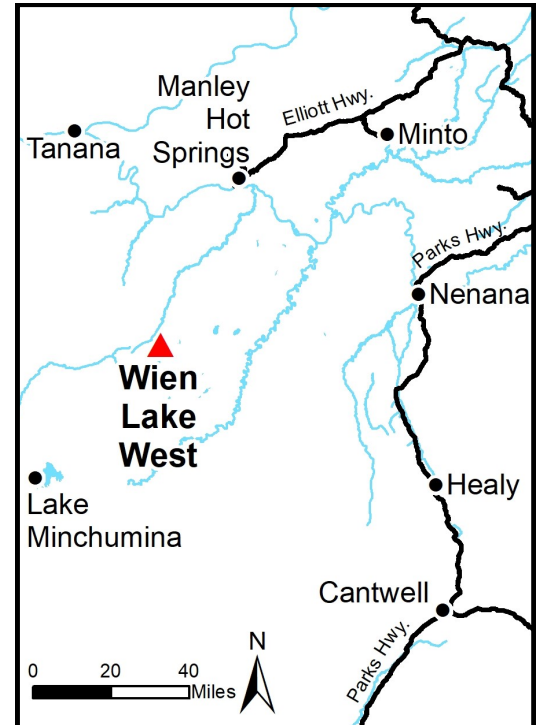
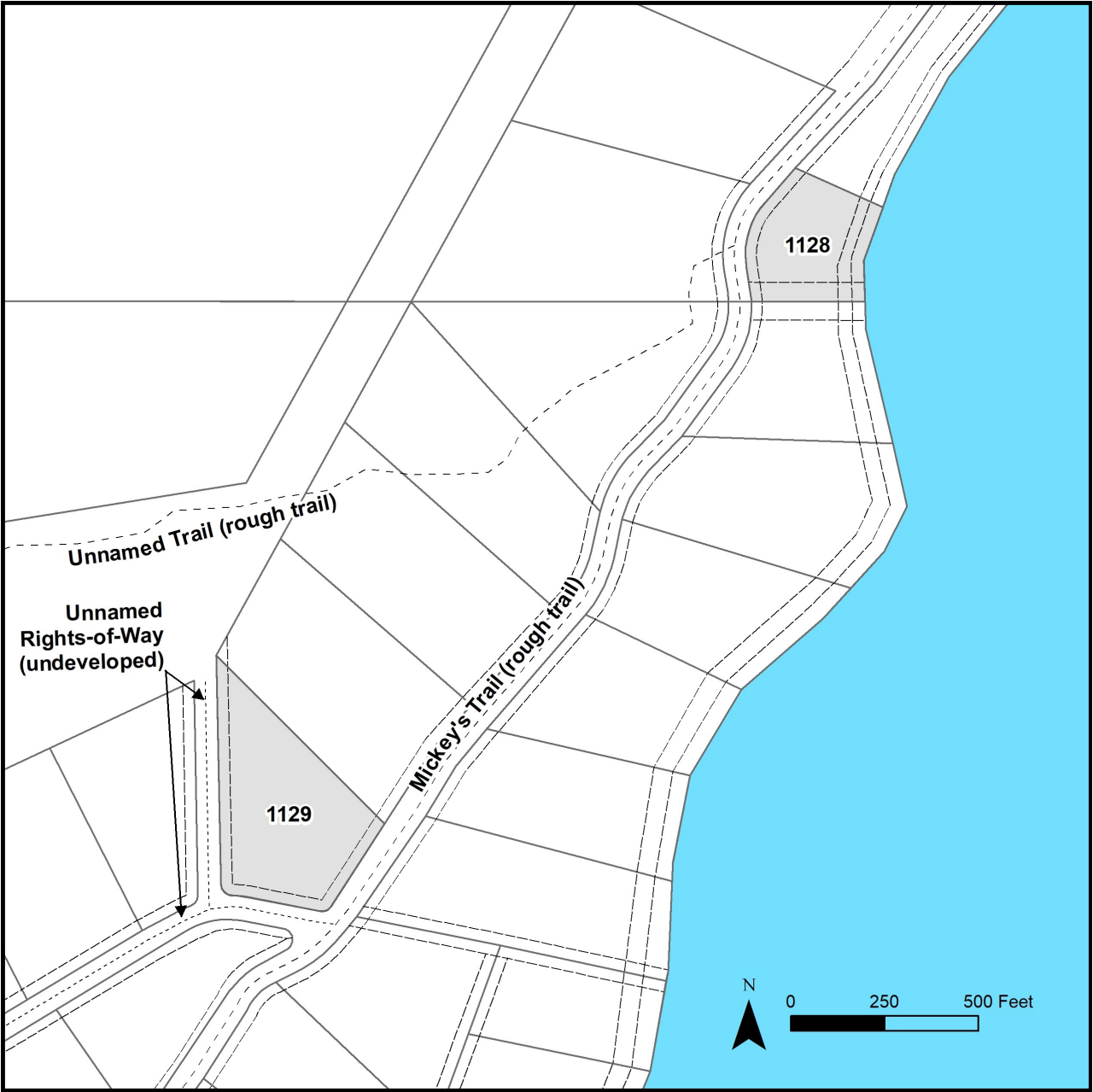


WIEN LAKE WEST



Location	Wien Lake West is approximately 65 air miles southwest of Nenana.
Access	Primary access is by float or wheeled plane. There is a grass airstrip on the northern side of the lake connected to area trails. Parcel 1128 can be accessed directly from the lake. Parcel 1129 is an interior parcel and requires overland access.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the “ <i>Sewer and Water</i> ” section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	Wien Lake West is located within the Unorganized Borough and subject to the State of Alaska platting authority.
Notes	The ordinary high water mark of Wien Lake forms the true bounds of the eastern side of Parcel 1128.
Fire	This area is in the Full Fire Management Option. See the “ <i>Wildland Fires and Burn Permits</i> ” section of this brochure for details.
Restrictions	<p>Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, driveway, utility, and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately.</p> <p>Parcel 1128 has a 100-foot building setback from Wien Lake, a 50-foot public access easement from the ordinary high water mark of Wien Lake, and a 50-foot section line easement along the southern lot line. Both parcels have 30-foot utility easements.</p>
Survey and MTRS	Wien Lake West is survey ASLS 2013-30, located in Sections 22 and 27, Township 6 South, Range 19 West, Fairbanks Meridian. The survey has been recorded as plat 2015-35 in the Fairbanks Recording district.
Rights-of-Way	The rights-of way within the subdivision are either unimproved trails or undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1128	420497	3	2	1.83	\$14,400
1129	420494	7	1	4.04	\$3,900

Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see “Land Records, Photos, Plats, and Maps” for details.