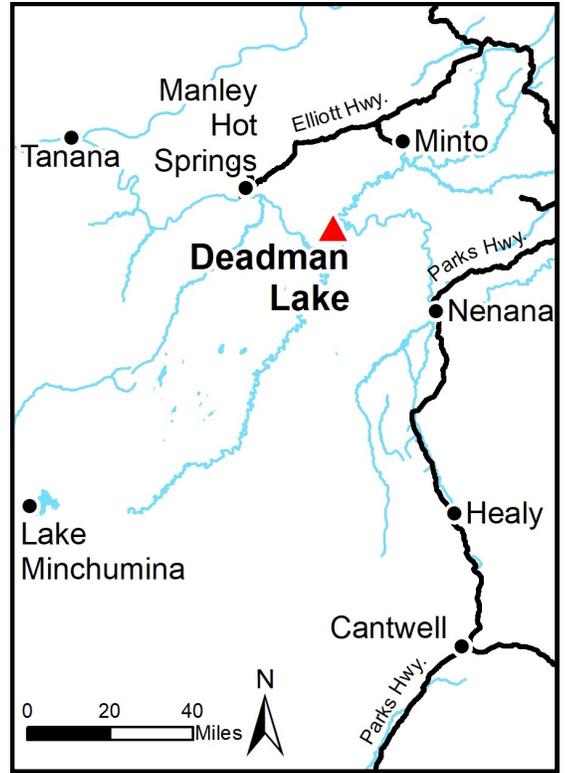
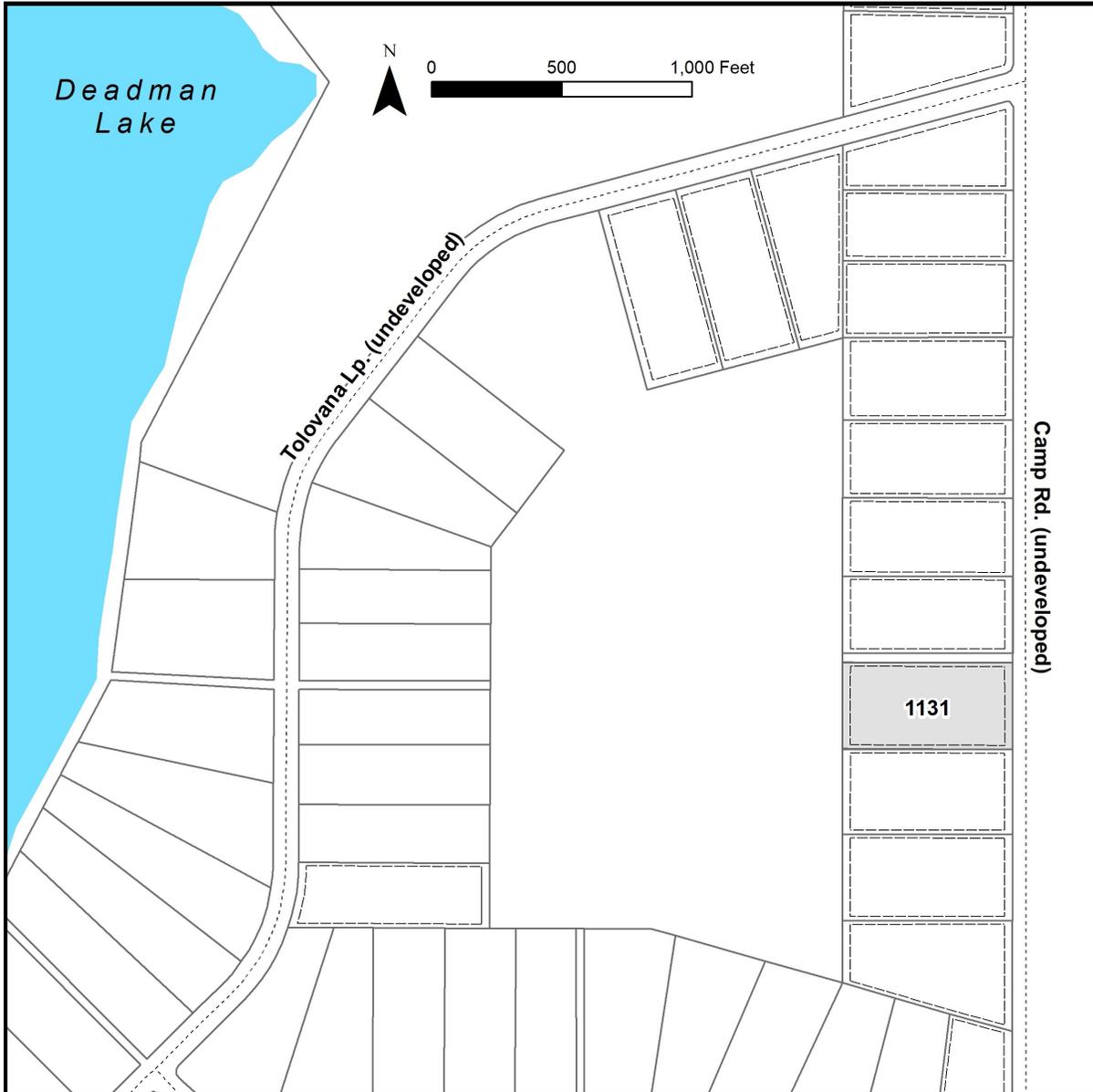


DEADMAN LAKE



Location	Deadman Lake is located approximately 65 air miles west of Fairbanks and approximately 5 miles north of the confluence of the Tanana River and the Kantishna River.
Access	Primary access is by float plane to Deadman Lake, then overland to the parcel. Snowmachine access from Manley Hot Springs may be possible.
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	Deadman Lake is located within the Unorganized Borough and subject to the State of Alaska platting authority.
Tentatively Approved	Deadman Lake is located on Tentatively Approved land, please see the “ <i>Tentatively Approved Lands</i> ” section for details.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or filled material in wetlands.
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	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	Deadman Lake is survey ASLS 81-40, located in Section 10, Township 1 South, 12 West, Fairbanks Meridian. The survey has been filed as plat 81-9 in the Manley Hot Springs Recording District.

Rights-of-Way	The rights-of-way within the subdivision are undeveloped.
Homeowner's Association	Any subsequent owner of parcels within this subdivision automatically becomes a member of the homeowner's association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded on August 31, 1981 in the Manley Hot Springs Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1131	419010	24	10	4.98	\$4,500

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.