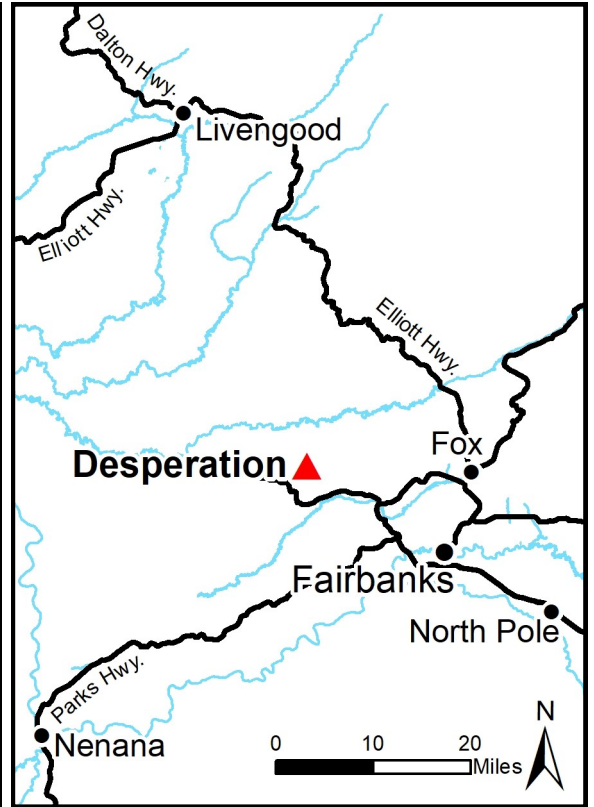
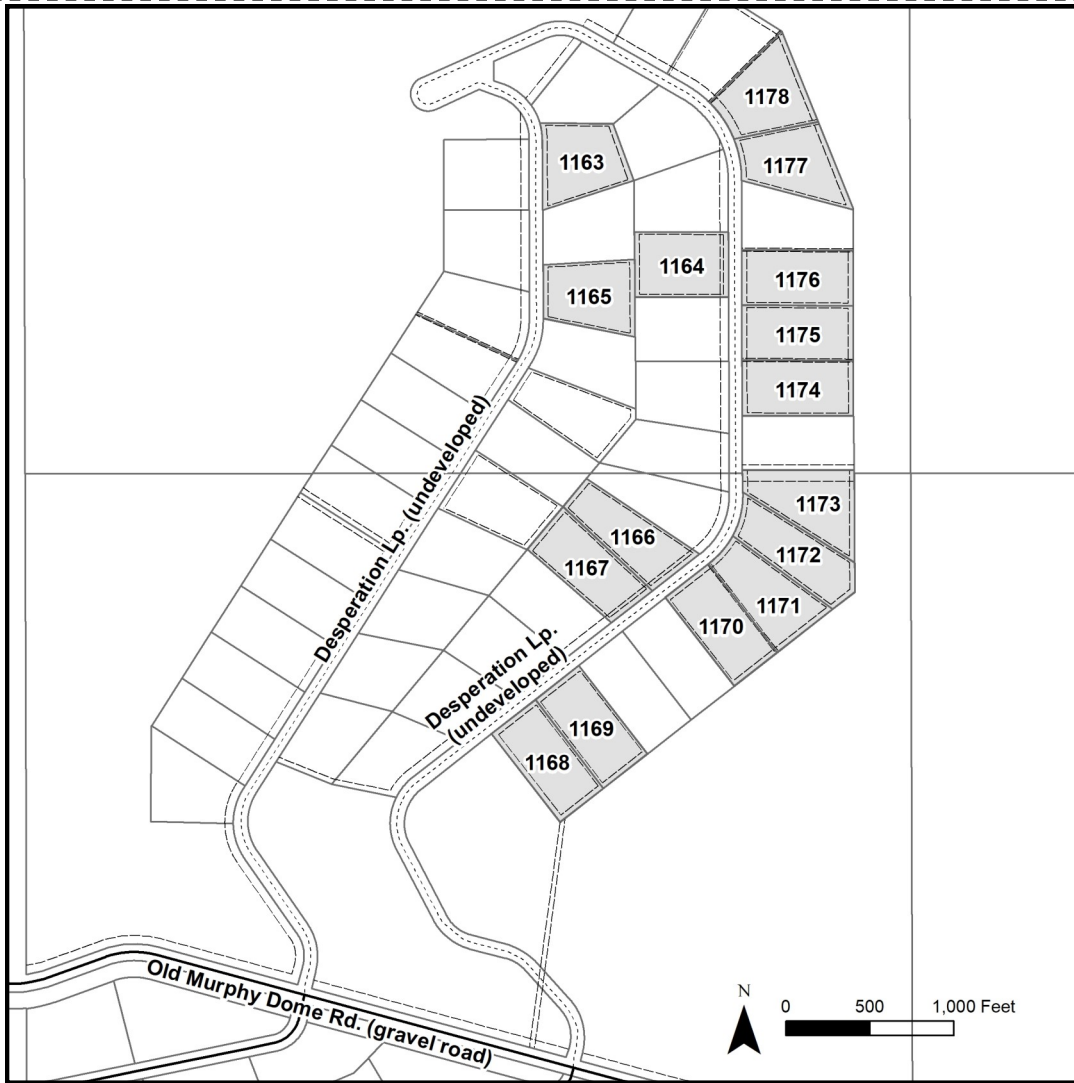


# DESPERATION



Location	Desperation is located approximately 25 miles northwest of Fairbanks off Old Murphy Dome Rd.
Access	Access to the subdivision is from Old Murphy Dome Rd. to Desperation Loop. Desperation Loop is undeveloped and accessible by ATV, though the trail deteriorates further into the subdivision.
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.) currently in this area.
Local Government	Desperation 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, easements, or restrictions in addition to those mentioned under “Restrictions” below. Please check with the borough for details of current ordinances.
Zoning	Desperation subdivision is zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning. Please contact the borough for details.
Notes	A large portion of the subdivision burned in the 2019 Shovel Creek Fire. All of the parcels in this offering were affected by the fire.
Fire	This area is in the Full Fire Management Option. See the “Wildland Fires and Burn Permits” 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	Desperation is survey ASLS 81-1, located in Sections 29 and 32, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 82-17 in the Fairbanks Recording District.
Rights-of-Way	Desperation Loop is undeveloped.



PAR-CEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINI-MUM	PAR-CEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINI-MUM BID
1163	408190	11	2	4.96	\$11,000	1171	408214	12	3	5.00	\$11,100
1164	408194	15	2	5.00	\$11,100	1172	408213	11	3	5.00	\$11,100
1165	408188	9	2	5.00	\$11,100	1173	408212	10	3	5.00	\$11,100
1166	408199	20	2	5.00	\$11,100	1174	408210	8	3	5.00	\$11,100
1167	408200	21	2	5.00	\$11,100	1175	408209	7	3	5.00	\$11,100
1168	408228	17	3	5.00	\$11,100	1176	408208	6	3	5.00	\$11,100
1169	408218	16	3	5.00	\$11,100	1177	408206	4	3	5.00	\$11,100
1170	408215	13	3	5.00	\$11,100	1178	408205	3	3	5.00	\$11,100

*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.*