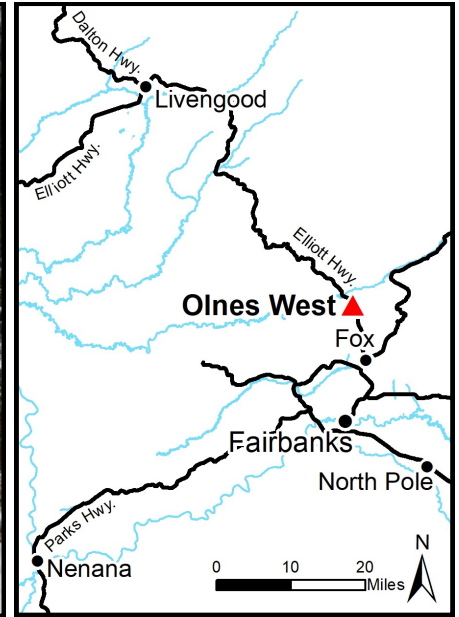
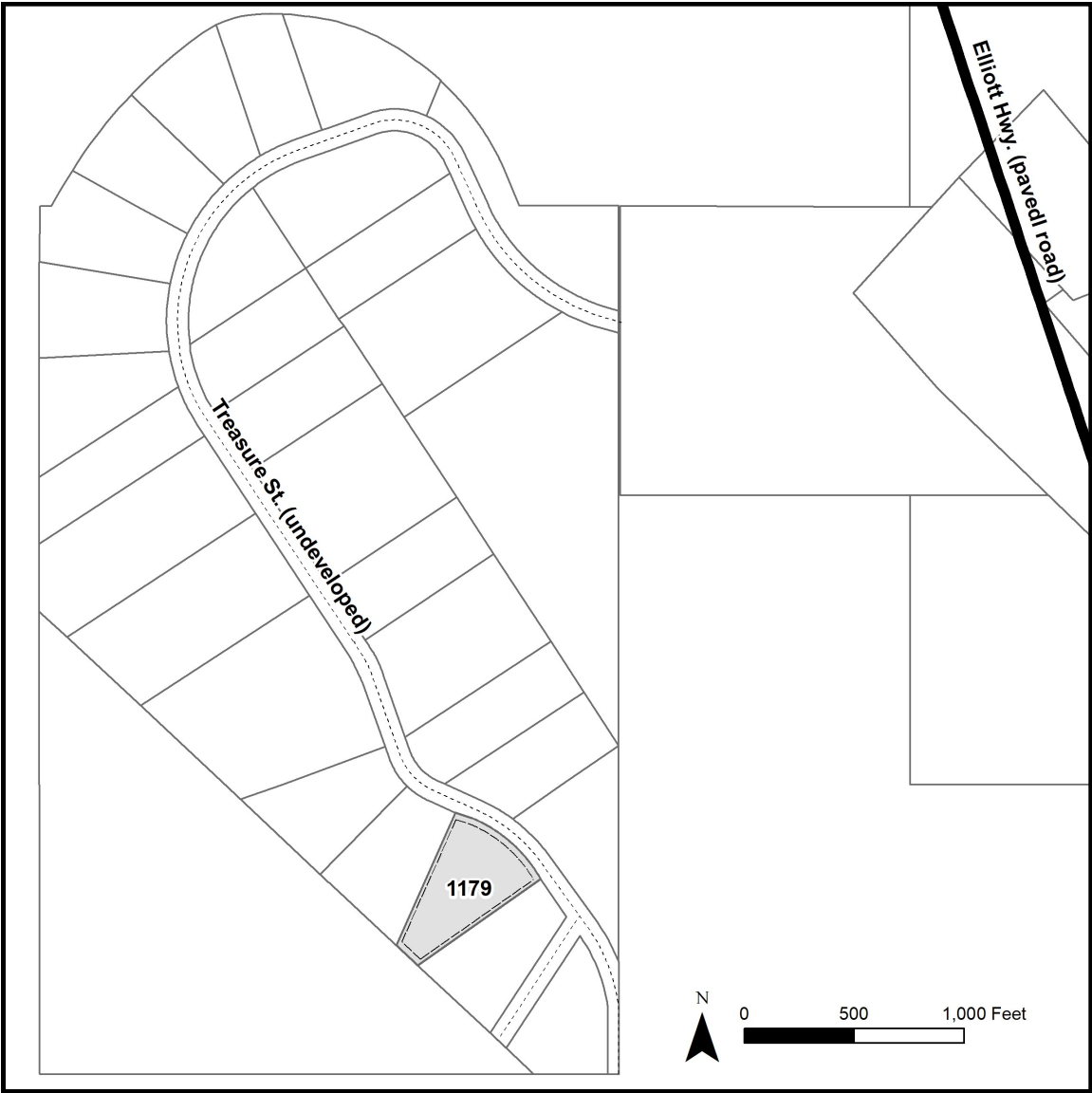


OLNES WEST



Location	Olnes West is located approximately 20 miles north of Fairbanks, west of the Elliot Hwy.
Access	Access to the parcel is from the Elliot Hwy. to Vault Dr. (gravel road) to Treasure St. Treasure St. is a gravel road that deteriorates into a 4x4 pioneer road then into an ATV trail as it approaches the parcel.
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	Olnes West 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	Olnes West 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	Parcel 1179 has two abandoned vehicles, building materials, various debris, and an empty 55-gallon drum on the property. No hazardous materials were observed by DNR during field inspection. DNR highly recommends personally inspecting the parcels before bidding. DNR is not responsible for the disposal of any existing debris. Please contact the Land Sales Office for details.
Fire	This area is in the Critical 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	Olnes West is Survey ASLS 81-38 located in Section 26, Township 3 North, Range 1 West, Fairbanks Meridian. The survey has been filed as plat 82-15 in the Fairbanks Recording District.
Rights-of-Way	The rights-of-way within the subdivision are primarily undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1179	408246	2	2	4.98	\$10,300

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.