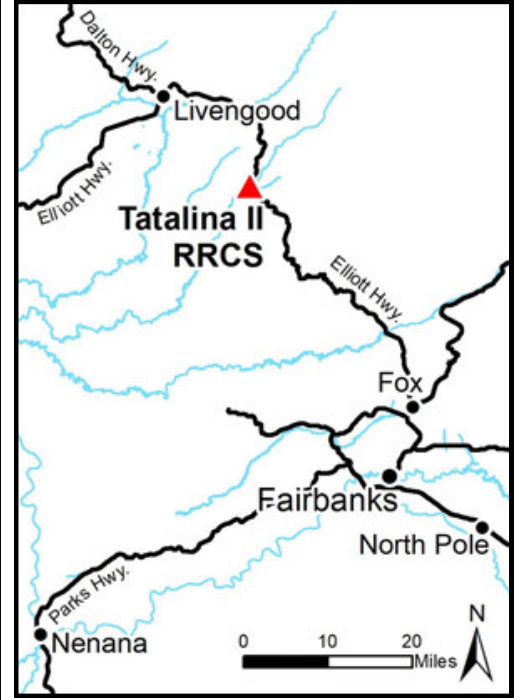
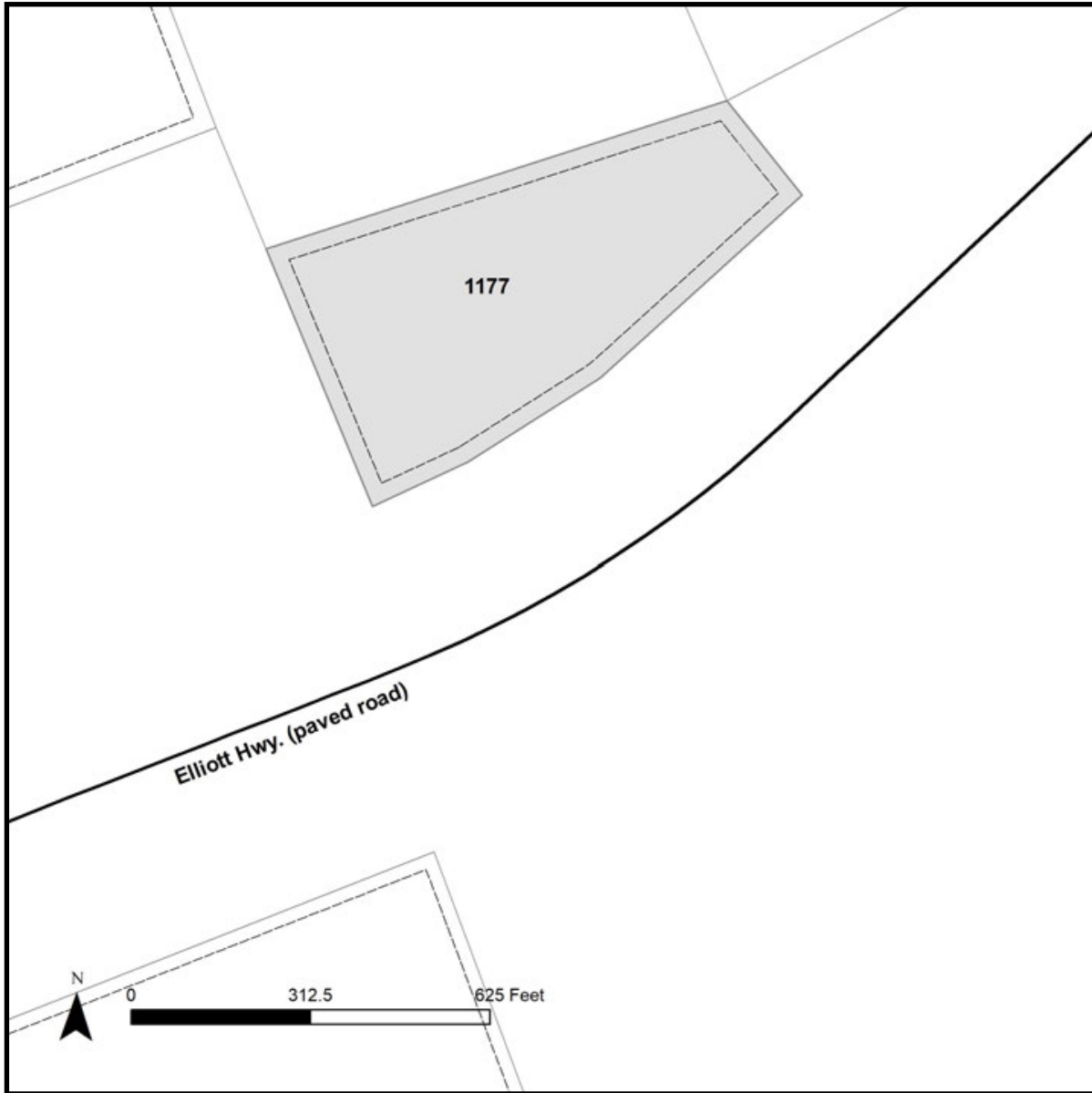


TATALINA II RRCS



Location	Tatalina II RRCS is located approximately 55 miles north of Fairbanks on Elliott Hwy between mileposts 46 and 47. The parcel is approximately 200ft northwest of the highway.
Access	The parcel is accessed from the Elliott Hwy, then walk-in overland. There is no constructed trail or developed access to the parcel.
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	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Notes	Parcel is adjacent to a material site (ADL 419649) used for gravel and aggregate extraction. Potential purchasers should be aware of the possibility of additional traffic from trucks and heavy machinery, noise from extraction and crushing activities, and dust from the material site.
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 recorded separately.
Survey and MTRS	Tatalina II RRCS is ASLS 2016-12, located in Section 13, Township 6 North, Range 4 West, Fairbanks Meridian. The survey has been filed as Plat 2018-52 in the Fairbanks Recording District.
Rights-of-Way	None. Legal access to parcel is overland from Elliott Hwy across unreserved state-owned land.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1177	421058	2	7.38	\$17,700

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.