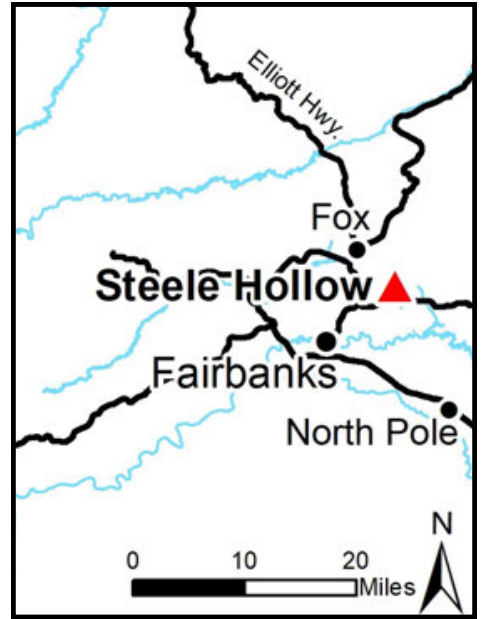
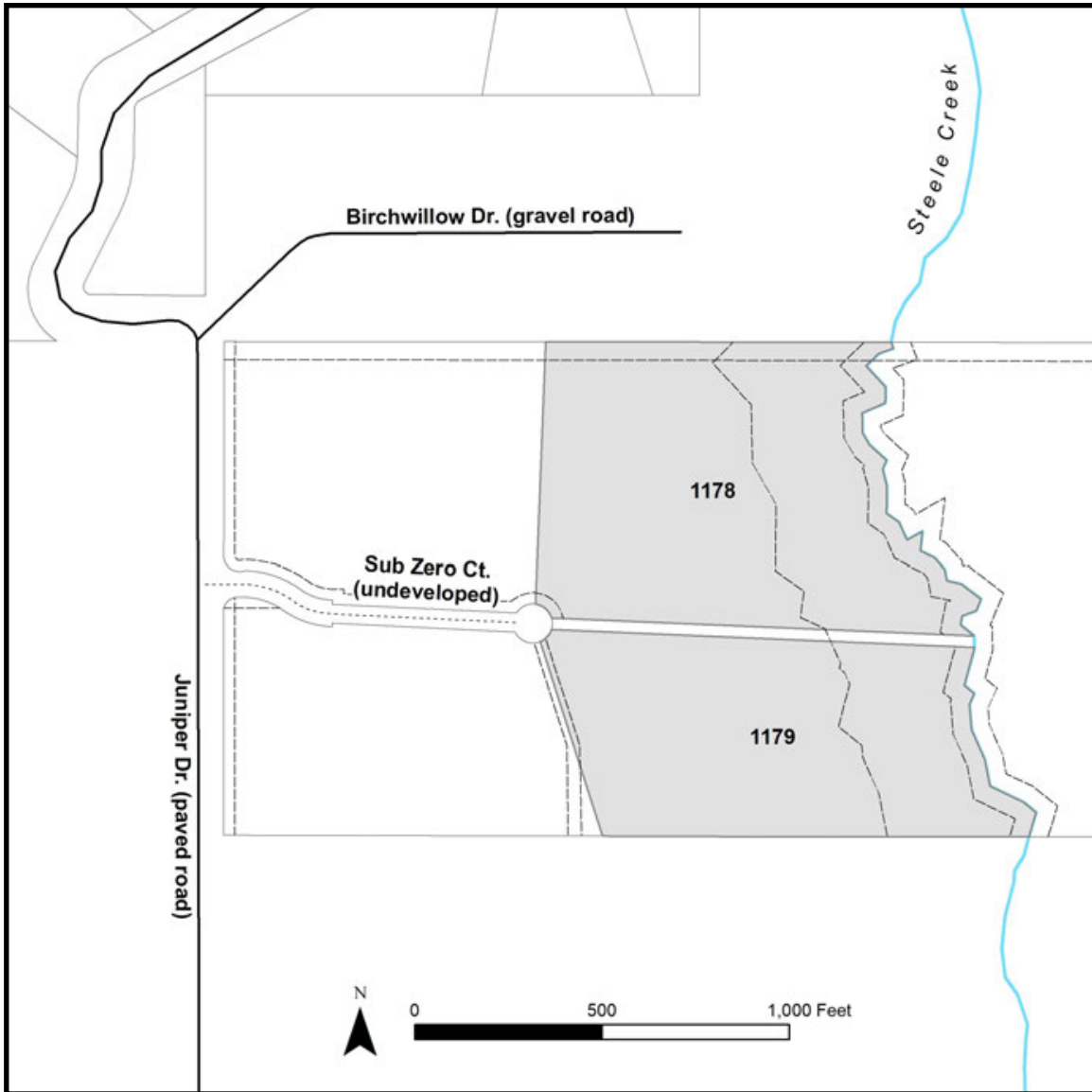


STEELE HOLLOW



Location	Steele Hollow is approximately 9 miles east of Fairbanks, north of Chena Hot Springs Road.
Access	Access to Steele Hollow Subdivision is via Chena Hot Springs Rd to Juniper Dr, a paved road. The parcels are east of Juniper Dr and accessed via Sub Zero Ct, a brushed right-of-way. There is a steep drop from Juniper Dr onto Sub Zero Ct. At this time, Sub Zero Ct is not accessible with a highway vehicle. Access is limited to walk-in, ATV, or tracked vehicle.
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 is overhead electric service available along Juniper Rd (the western boundary of the subdivision) but electric service has not been extended along Sub Zero Ct.
Local Government	This area is within the boundaries 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 <i>Restrictions</i> . Please check with the borough for more details.
Zoning	The parcels are zoned Rural and Agricultural (RA-5). Please contact the Fairbanks North Star Borough for details.
Fire	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	Steele Creek forms the eastern boundary of both parcels. Parcel 1178 has limited building sites. There are several small ponds on the parcel. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas. This subdivision may contain ice rich permafrost. Testing for permafrost prior to clearing or building is recommended.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include but are not limited to, public access and utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. Both parcels have a 300ft building setback from Steele Creek, as well as a 50ft public access easement along Steele Creek. Parcel 1178 has a 50ft Section Line Easement along the north lot line. Both parcels have a 30ft utility easement along the cul-de-sac at the end of Sub Zero Ct. This utility easement extends partially down the west lot line of Parcel 1179.

Survey and MTRS	Steele Hollow Subdivision survey is ASLS 2017-16 located in Section 23, Township 1 North, Range 1 East, Fairbanks Meridian. This survey has been recorded as plat 2021-5 in the Fairbanks Recording District.
Rights-of-Way	Dedicated right-of-way is Sub Zero Ct, which is brushed.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1178	421590	2	16.77	\$47,900
1179	421591	3	13.57	\$46,200

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.