

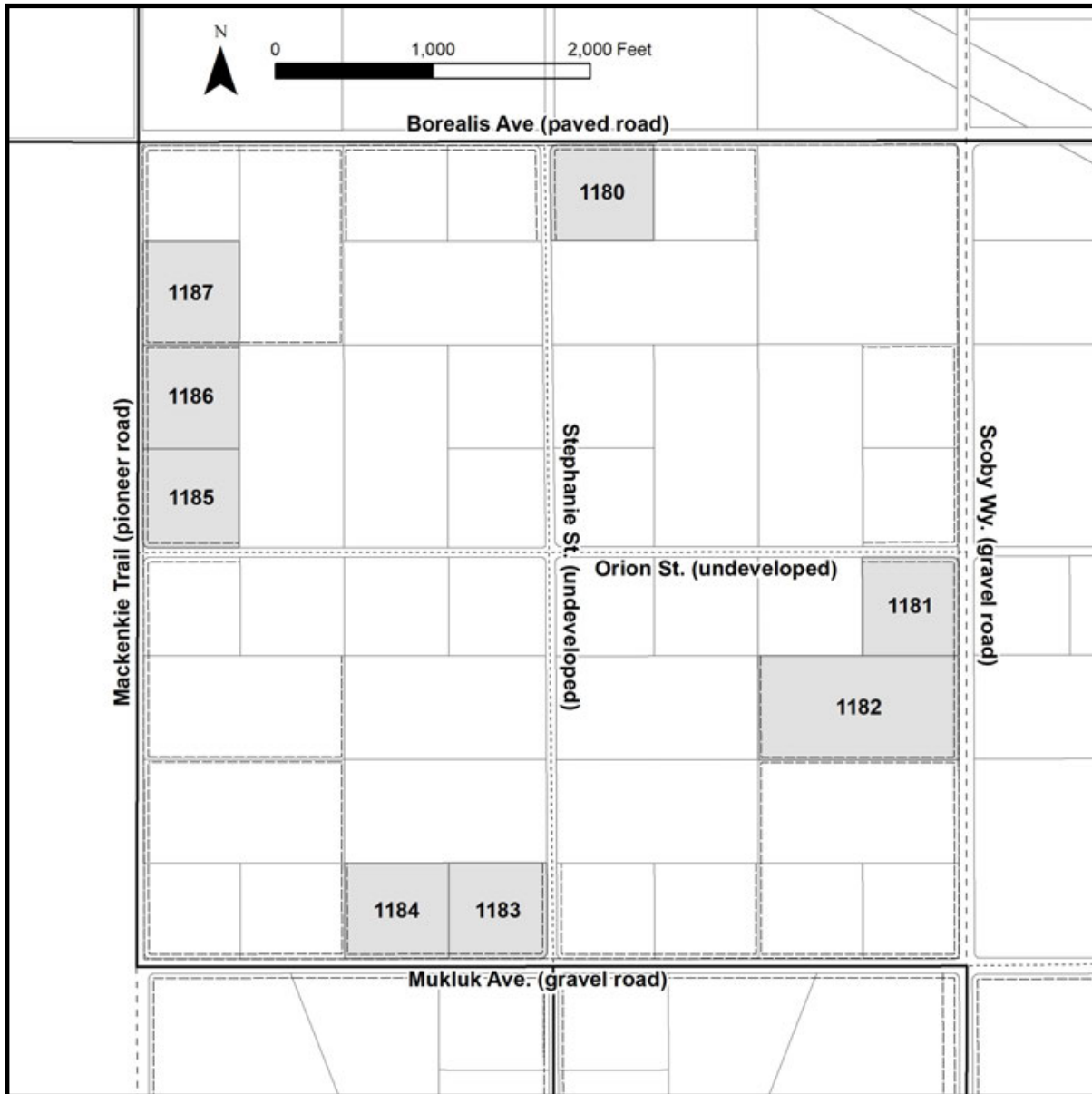
MUKLUK



Road accessible parcels in Tok



Location	Mukluk is located approximately 2 miles south of the Alaska Hwy and 3 miles west of the Tok Cutoff Hwy.
Access	Road access is from the Alaska Hwy, near mile 1315.5, to Scoby Way. Travel south on Scoby Way for approximately 1.5 miles to the subdivision.
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 subdivision. Electric service is nearby, at the northeast corner of the subdivision. Purchasers may need to extend electrical lines at their own expense.
Local Government	Mukluk is located within the Unorganized Borough and subject to the State of Alaska platting authority.
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	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
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. All parcels have a 30ft utility easement along various lot lines, see survey plat for details.
Survey and MTRS	Mukluk is survey ASLS 2020-24 located in Section 27, Township 18 North, Range 12 East, Copper River Meridian. The survey has been recorded as amended Plat 2022-48 in the Fairbanks Recording District.
Rights-of-Way	Borealis Ave is a paved road. Scoby Way and Mukluk Ave are gravel roads. Mackenzie Trail is a pioneer road. The rest of the rights-of-way within the subdivision are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1180	422046	8	1	9.23	\$20,300
1181	422048	1	2	8.82	\$18,500
1182	422049	2	2	19.25	\$29,300
1183	422055	4	3	8.82	\$17,600
1184	422056	5	3	9.24	\$18,500
1185	422063	7	4	8.83	\$17,700
1186	422064	8	4	9.25	\$18,500
1187	422065	9	4	9.28	\$18,600

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.