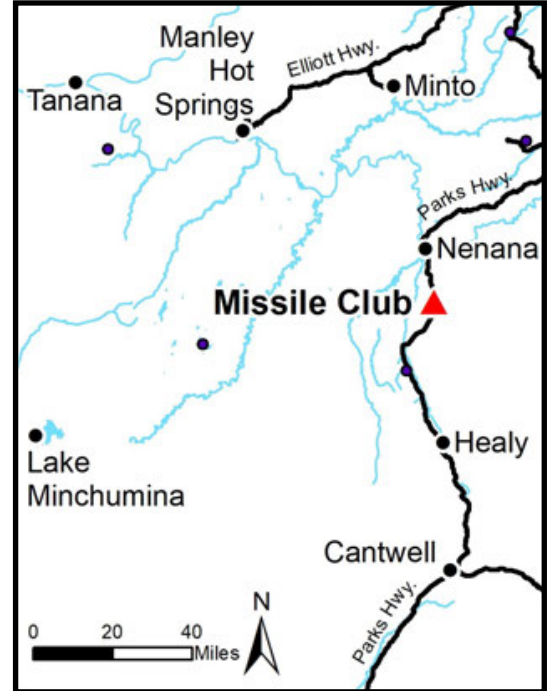


MISSILE CLUB



Road accessible parcels near Anderson



Location	Missile Club Subdivision is approximately 16 miles south of Nenana and 5 miles east of Anderson, between mileposts 288 and 289 of the Parks Hwy.
Access	Parcels are accessible from the Parks Hwy or Cecil's Way, a developed gravel road. All parcels in Auction 496 are located on the east side of the highway and are accessible with highway vehicles.
Tentatively Approved	Missile Club is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There are overhead electric lines along both the Parks Hwy and Cecil's Way. All parcels have access to electric and phone service. No public water or sewer system is available. Please see the <i>Sewer and Water</i> section of this brochure for details.
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. These parcels are not subject to zoning.
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.
Parcel 1195	<p>Approximately 1 acre of Parcel 1195 was a former federal lease (ADL 415717). The property has multiple abandoned vehicles, scrap metal, and miscellaneous debris on site. These materials are concentrated along the northern lot line of property. The valuation of this parcel considered the cost of removal of the debris and abandoned vehicles when establishing the minimum bid price. DNR field inspections found no evidence of contamination on the property, however DNR MAKES NO WARRANTIES AS TO THE "NONEXISTENCE" OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.</p> <p>As a condition of sale of Parcel 1195, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR's Anchorage or Fairbanks offices by the auction paperwork deadline of 4:30 p.m., Thursday, December 12, 2024. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>

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 recorded separately. Parcel 1194 has a 50ft section line easement along the east lot line. There is a 30ft Golden Valley Electric Association (GVEA) right-of-way for existing powerlines along the west side of the parcel. Parcel 1195 has a 15ft GVEA right-of-way along the south lot line. Parcel 1196 has a 15ft GVEA right-of-way along the north lot line. Parcels 1196 & 1197 have a 30ft public access easement that serves as a shared driveway onto the parcels. There is a 35ft radius easement at each power pole. See Plat Note 10 for details. Constructing or modifying existing driveways requires a permit from DOT & PF. No Direct access from the Parks Hwy will be permitted for lots with frontage on Cecil’s Way. See Plat Notes 7 & 8 for details.
Survey and MTRS	Missile Club Subdivision is ASLS 2021-20, located in Section 36, Township 6 South, Range 8 West, Fairbanks Meridian. The survey has been filed as Plat 2023-2 in the Nenana Recording District.
Rights-of-way	Parcels 1193 & 1194 are accessed from Cecil's Way, a developed gravel road. Parcels 1195, 1196, & 1197 are accessible from the Parks Hwy via public access easements, which serve as driveways / approaches. The public access easements cross Tract D, a strip of state-owned land adjacent to the Parks Hwy.



Parcel 1194



Access to Parcels 1196 & 1197, looking towards the Parks Hwy

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.

MISSILE CLUB

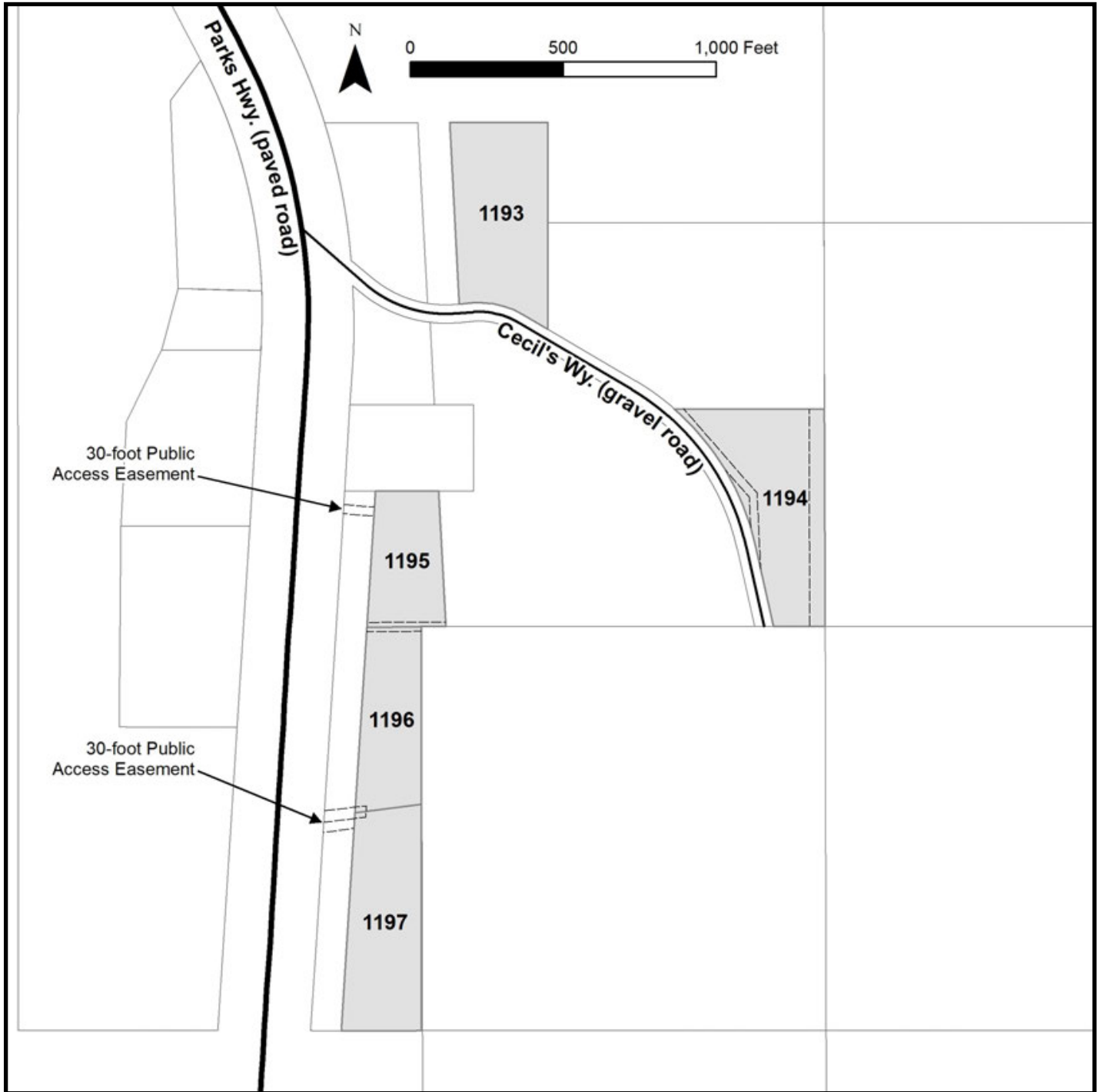
PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1193	422303	3	1	4.30	\$15,100
1194	422302	1	1	4.54	\$15,900
1195	422306	2	2	2.39	\$7,700
1196	422307	3	2	2.74	\$11,600
1197	422308	4	2	4.07	\$14,200



Parcel 1194 along Cecil's Way



Multiple abandoned vehicles on Parcel 1195



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