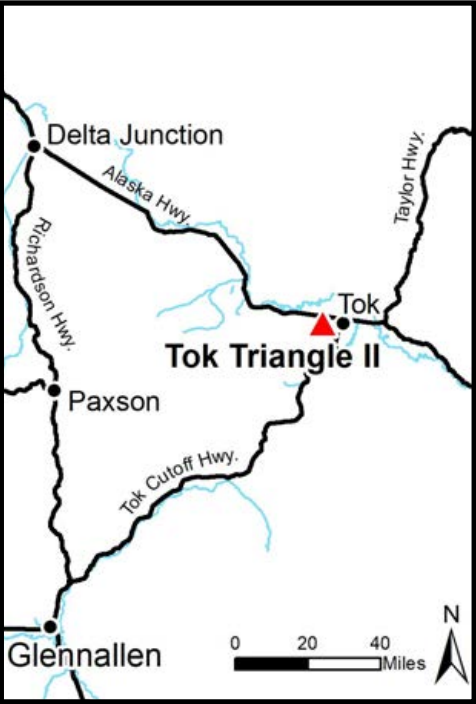
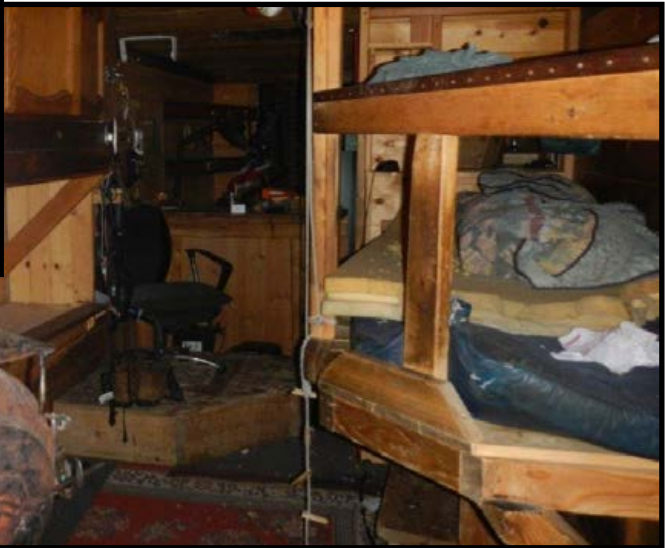
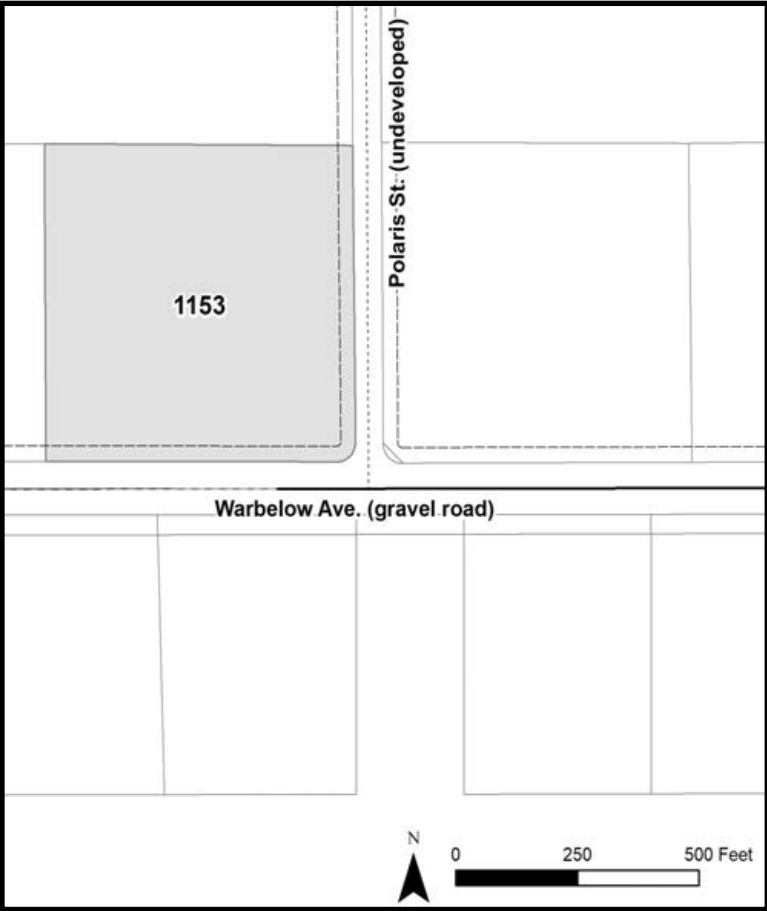


TOK TRIANGLE PHASE II



Location	The Tok Triangle Phase II parcel is located approximately 3 miles south of the Alaska Hwy and 1.2 miles west of the Tok Cutoff.
Access	Access to the Parcel 1153 is via gravel and dirt roads from either the west side of the Tok Cutoff or south of the Alaska Hwy. From the Tok Cutoff, near milepost 121, turn west at Jack Wade Rd. Continue straight approximately 0.6 miles and turn north on Midnight Sun Dr. Turn west onto Warbelow Ave, and continue straight approximately 0.5 miles to parcel. Parcel 1153 is on the corner of Warbelow Ave and Polaris St, both gravel/dirt roads. The parcel has a constructed driveway.
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.
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	<p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p> <p>Parcel 1153 is being sold as is and contains a structure as well as various debris. The structure is a three axle trailer with Conex box and log additions on either end. It would require repairs to be habitable. The trailer is not road worthy in its current condition. There are also miscellaneous debris around the property, including various building materials and a RV/Marine battery. It is unknown if the battery has leaked. No other environmental or hazardous waste was observed during the site inspection.</p> <p>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 with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.</p>

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. There is a 30ft utility easement along Polaris St and Warbelow Ave.
Survey and MTRS	Tok Triangle Subdivision, Phase II is ASLS 2007-15, located in Section 35, Township 18 North, Range 12 East, Copper River Meridian. The survey has been filed as Plat 2009-62 in the Fairbanks Recording District.
Rights-of-way	Rights-of-way within the subdivision are a mix of gravel, dirt, and pioneer roads.



Interior of the structure.

PARCEL #	AK DIVISION OF LANDS	LOT	BLOCK	ACRES	MINIMUM BID
1153	418629	4	3	8.82	\$26,400

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.