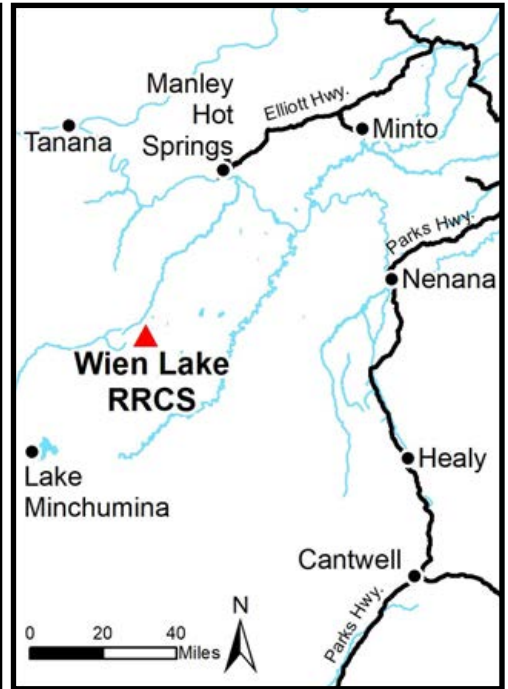
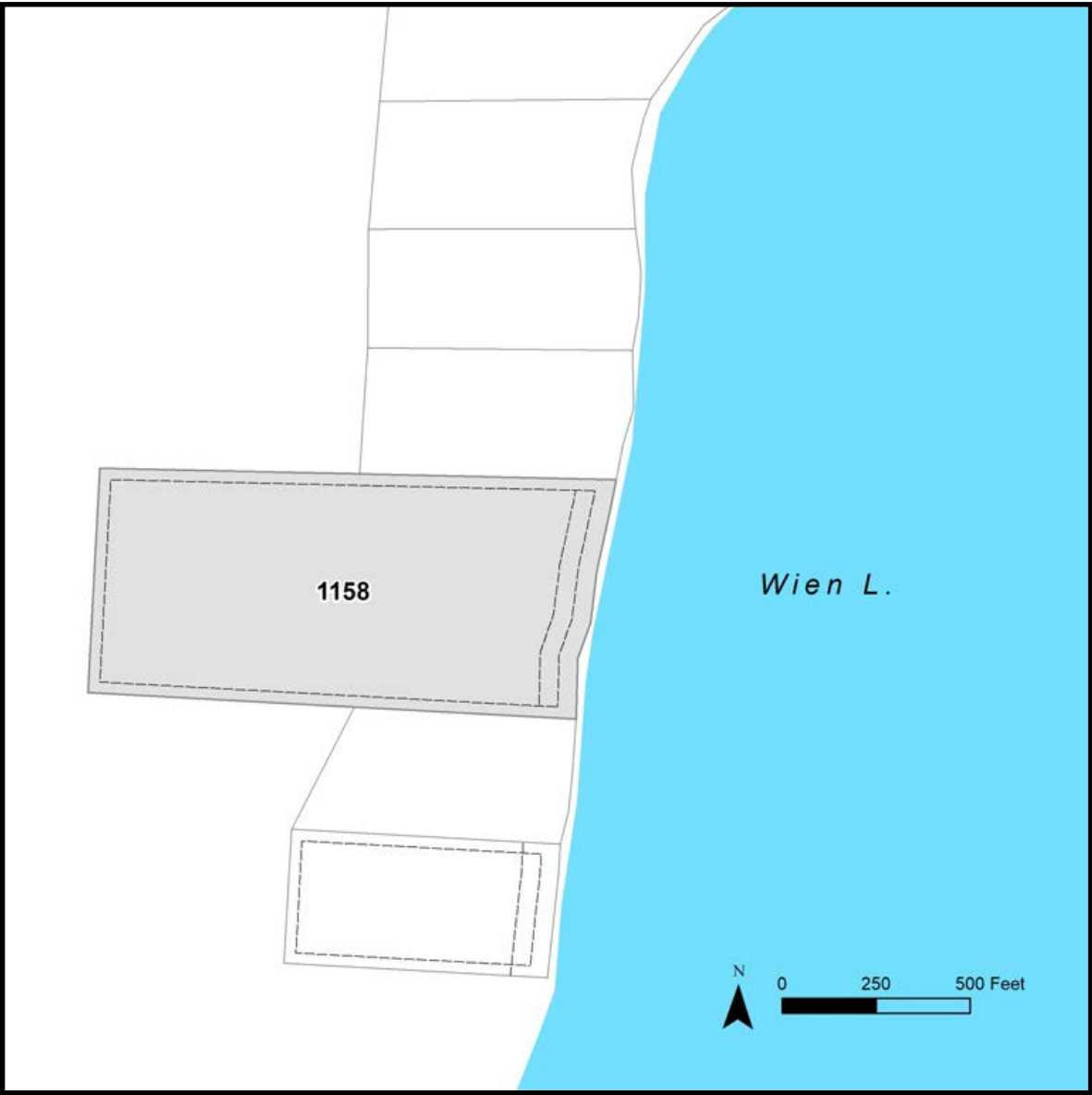


WIEN LAKE RRCS



Location	Wien Lake RRCS is approximately 110 miles southwest of Fairbanks and 65 miles southwest of Nenana.
Access	Access to the area is by float/ski plane to Wien Lake. The parcel is accessed directly from the lake.
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 Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Notes	This parcel 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, public access 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 public access and utility easement along all lot lines. There is a 50ft public access easement and 100ft building setback from the ordinary high water mark of Wien Lake. See plat for details.
Survey and MTRS	Wien Lake RRCS is ASLS 2009-7, located in Section 4, Township 7 South, Range 19 West, Fairbanks Meridian. The survey has been filed as Plat 2011-108 in the Fairbanks Recording District, and as Plat 2011-4 in the Manley Hot Springs Recording District.
Rights-of-way	None.



PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1158	418478	F	18.81	\$32,400

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.