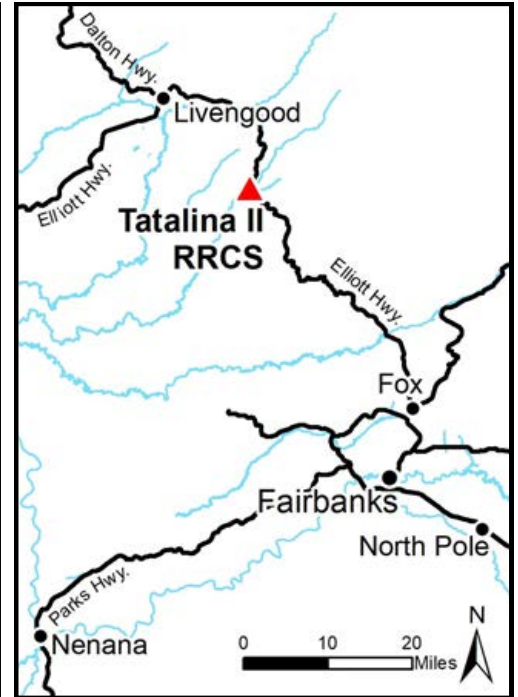
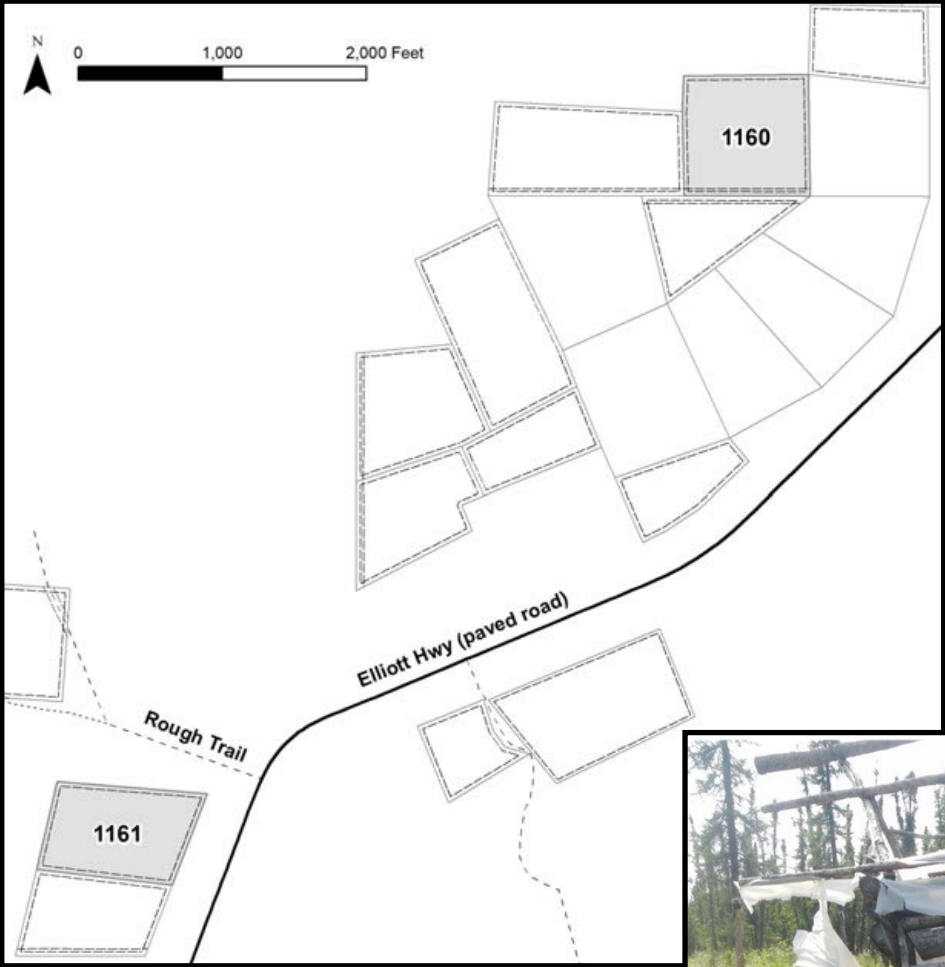


TATALINA II RRCS



Location	Tatalina II RRCS is located approximately 35 miles north of Fairbanks on Elliott Hwy between mileposts 46 and 47.
Access	The parcels are accessed from the Elliott Hwy, then overland. Parcel 1161 is approximately 300ft from the highway and can be accessed on foot, snowmachine, or ATV. Parcel 1160 is 0.25 miles from the highway and is accessed from an undeveloped section line easement (north of milepost 47, just south of the material site). The easement is undeveloped, and access is currently walk-in only.
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.
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 1161 has trash and debris on the property, including the remnants of a primitive shelter. See appraisal report for details.</p> <p>There are two material sites in the area (ADL 419649 & ADL 419655) used for gravel and aggregate extraction. Potential purchasers should be aware of the possibility of additional traffic from trucks and heavy machinery, noise from extraction and crushing activities, and dust from the material sites.</p> <p>A driveway permit will be required from DOT&PF prior to construction of any driveway access onto the Elliott Hwy.</p>
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.

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 recorded separately. The parcels have 30ft public access and utility easements along all interior lot lines. Parcel 1160 has a 50ft section line easement along the south lot line. See plat for details.
Survey and MTRS	Tatalina II RRCS is ASLS 2016-12, located in Sections 12 & 14, Township 6 North, Range 4 West, Fairbanks Meridian. The survey has been filed as Plat 2018-52 in the Fairbanks Recording District.
Rights-of-Way	None. Legal access to parcels is overland from Elliott Hwy across unreserved state-owned land and undeveloped section line easements.



Debris on Parcel 1161

PARCEL #	AK DIVISION OF LANDS (ADL) #	TRACT	ACRES	MINIMUM BID
1160	420454	19	16.61	\$27,900
1161	421038	9	14.62	\$22,800

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.