

# WINDY CITY

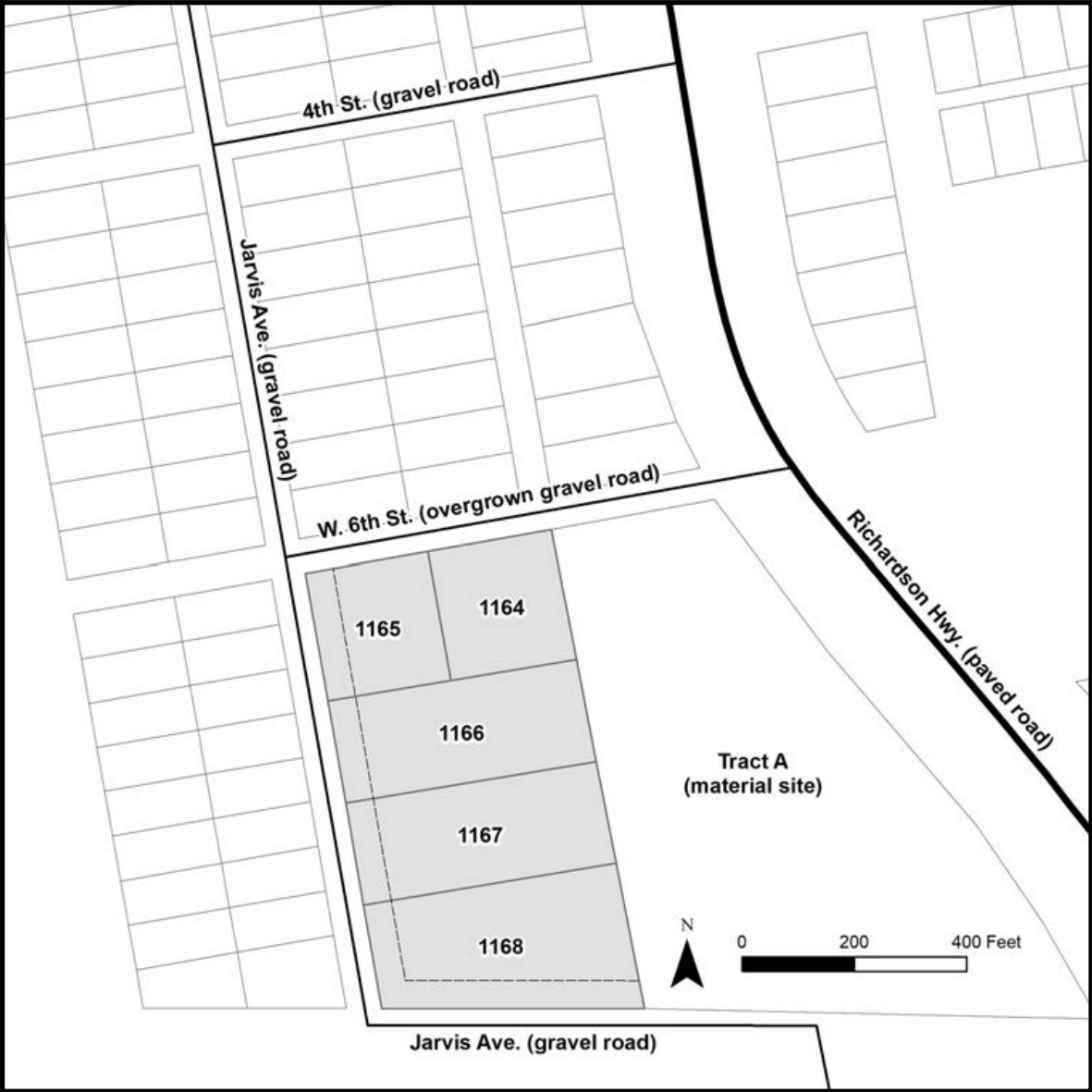


Road accessible lots in Delta Junction



<b>Location</b>	Windy City is within the City of Delta Junction. Delta Junction is located at the convergence of the Richardson and Alaska Hwys, approximately 95 miles southeast of Fairbanks.
<b>Access</b>	Most of the lots within Windy City are accessed along Jarvis Ave, a gravel road. Parcel 1164 of Windy City is accessed from Jarvis Ave to West 6th St. West 6th St is gravel, but has become overgrown near Jarvis Ave.
<b>Utilities</b>	There is no municipal water supply or sewer system. Please see the <i>Sewer and Water</i> section of this brochure for details. All of the parcels have overhead electric service available in the area.
<b>Local Government</b>	This area is within the City of Delta Junction and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under restrictions. Please check with the city for details. At the time of this writing, these parcels were not zoned. However, they are within the City of Delta Junction and may be subject to local zoning in the future.
<b>Fire</b>	This area is in the Critical Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details. Delta Junction has a volunteer fire department and EMS services.
<b>Notes</b>	<p>Parcels 1164, 1166, 1167, &amp; 1168 are adjacent to Tract A (ADL 419669), a material site used for gravel 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 site.</p> <p>There is a steep drop from the subdivision down to the material site.</p> <p>These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.</p>
<b>Restrictions</b>	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. Parcels 1165, 1166, 1167, & 1168 have a 50ft building setback/ no clearing zone. No building or clearing is permitted within the setback except for clearing as necessary for driveways and utilities. Parcel 1168 has a 15ft utility easement along the south lot line.

<b>Survey and MTRS</b>	Windy City is ASLS 2021-09, located in Section 23, Township 10 South, Range 10 East, Fairbanks Meridian. The survey has been filed as Plat 2023-51 in the Fairbanks Recording District.
<b>Rights-of-way</b>	Jarvis Ave and West 6 <sup>th</sup> St are developed gravel roads. West 6 <sup>th</sup> St becomes overgrown before reaching parcel 1164.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1164	422297	2	1.18	\$22,000
1165	422296	1	1.18	\$22,000
1166	422298	3	1.89	\$24,000
1167	422299	4	1.89	\$24,000
1168	422300	5	2.29	\$25,100

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.