

Dugan Hills - ASLS 2005 - 26



Looking east across the Tanana River toward the Dugan Hills area and parcels 1116 and 1118 - 1121

LOCATION

The Dugan Hills remote area is located adjacent to the Tanana River, approximately 13 mile south-east of Manley Hot Springs and west of the Kantishna River.

ACCESS

Access is by boat along the Tanana River and ATV during the summer and by snowmachine, dogteam and ski-plane during the winter months.

UTILITIES

None.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

These parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. In addition, the Tanana River has 50-foot public access easement within a 100-foot scenic easement. Both are inland from the ordinary high water mark. Parcel 1117 is subject to a 50-foot wide section line easement.

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 26 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

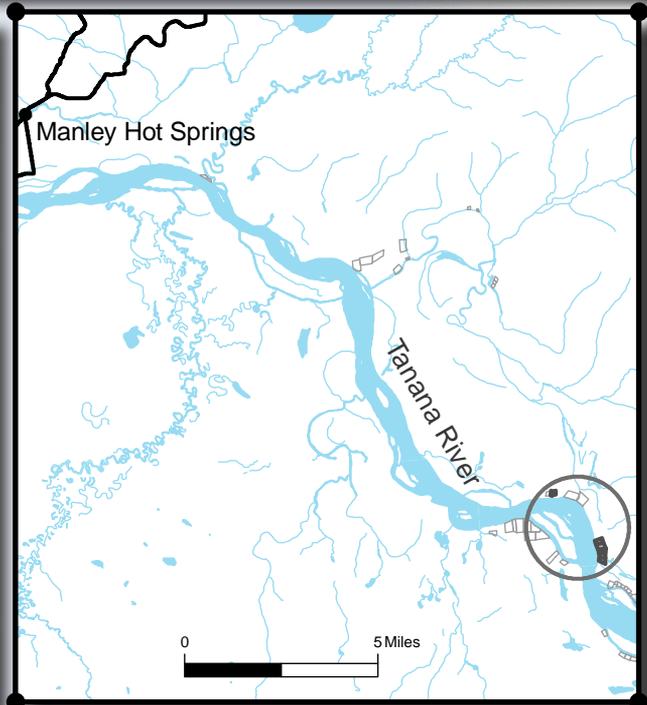
MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

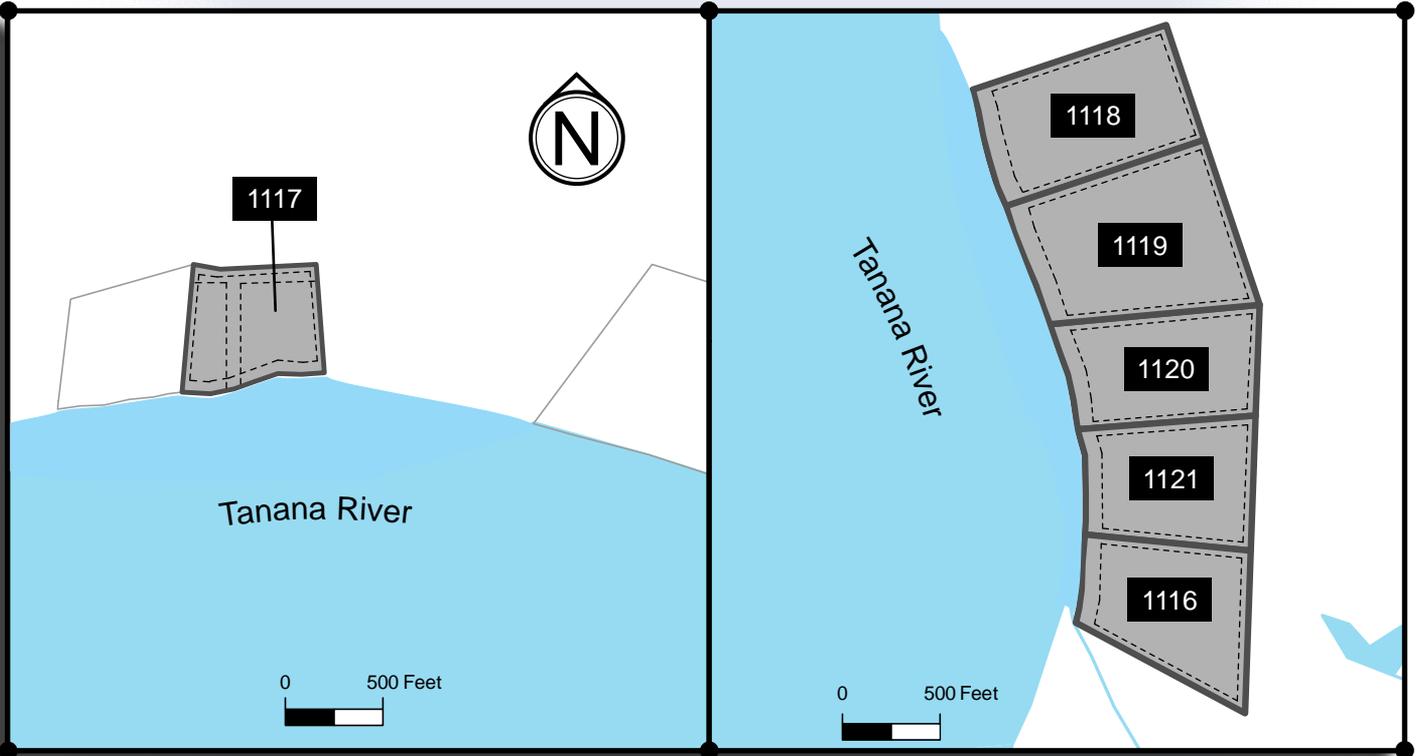
This area is surrounded by the Tanana Valley State Forest.

The Tanana River is a tributary of the Yukon River.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: plats.landrecords.info/.

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1116	417618	F001S013W15	ASLS 2005 - 26	10	M	\$26,700
1117	417619	F001S013W8, 9	ASLS 2005 - 26	9.02	L	\$21,600
1118	417620	F001S013W15	ASLS 2005 - 26	15.31	H	\$29,900
1119	417621	F001S013W15	ASLS 2005 - 26	18.86	I	\$32,800
1120	417622	F001S013W15	ASLS 2005 - 26	12.61	J	\$26,500
1121	417623	F001S013W15	ASLS 2005 - 26	12.39	K	\$26,000



Looking north across the Tanana River toward parcel 1117