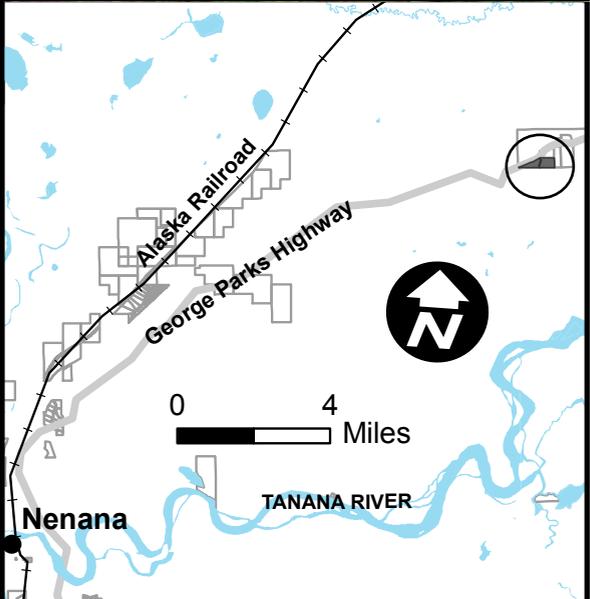
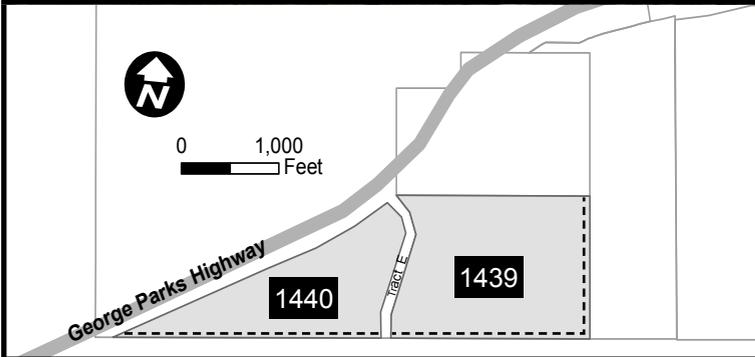




# 2013 Alaska State Land Offering

## Nenana Ridge West ASLS 2006-31

PARCEL NUMBER	AK DIVISION OF LAND (ADL) NUMBER	MERIDIAN TOWNSHIP RANGE SECTION (MTRS)	SURVEY ASLS #	ACRES	TRACT	MINIMUM BID
1439	419362	F002S005W30	2006-31	57.599	F	<b>\$28,800</b>
1440	419877	F002S005W30	2006-31	38.371	D	<b>\$19,200</b>



**LOCATION**

Nenana Ridge West Subdivision is located approximately 30 miles west of Fairbanks, just off the Parks Highway.

**ACCESS**

Access for both parcels is from the Parks Highway onto Tract E. Tract E is reserved as a public use corridor and an access easement to Tract D and F in the subdivision. Tract E is only partially developed as an access route. Direct access to the Parks Highway from any lot is prohibited.

**UTILITIES**

Electrical service is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines at their own expense.

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 State of Alaska, Department of Environmental Conservation (DEC).

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Both parcels are subject to 50-foot section-line easements. Subject to all platted easements and reservations of record, see ASLS 2006-31. Parcels 1439 and 1440 are subject to 50-foot section line easements.

**MUNICIPAL AUTHORITY**

These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.

**NOTES**

USACE Wetlands Jurisdictional Determination POA-2008-1404.

*Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. 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. Information is made available at the Department of Natural Resources Public Information Centers or on the web at: <http://plats.landrecords.info/>*