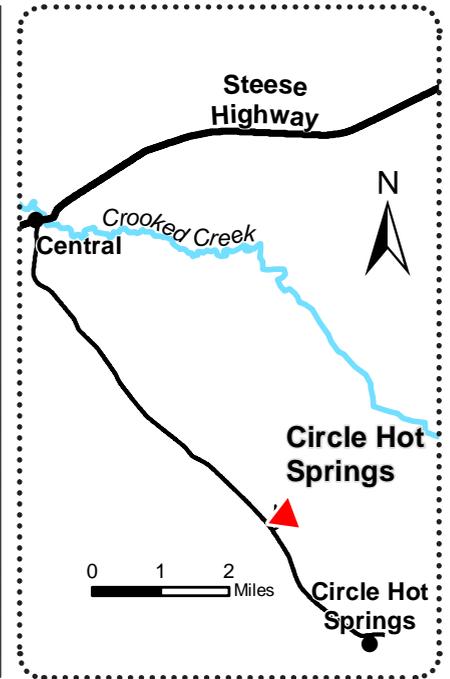


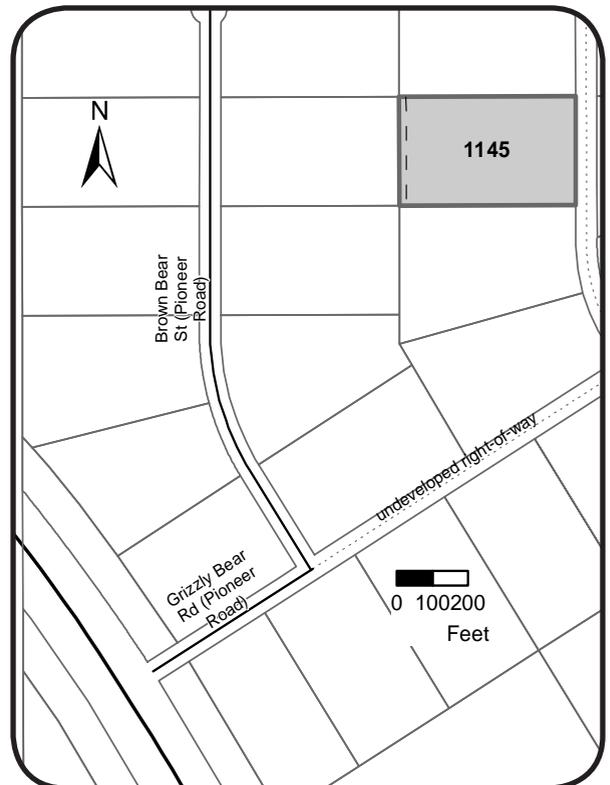


Circle Hot Springs



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1145	406271	3,444	199	\$6,800

LOCATION
Circle subdivision is located in the community of Circle Hot Springs, northeast of Fairbanks. Note that the community of Circle is about 40 miles away, the community of Central is about 6 miles north.
ACCESS
Access is via the Circle Hot Springs Road approximately 6 miles from the Steese Highway. From Circle Hot Springs Road, go east on Grizzly Bear Road, then north on Polar Bear Way.
RIGHT-OF-WAY STATUS
Rights-of-way within the subdivision are rough pioneer roads; a four wheel drive, high clearance vehicle or ATV is recommended.
SURVEY & MTRS
Circle Hot Springs is survey ASLS 78-163, located in F008N015E21. The survey has been filed as plat 97-83 in the Fairbanks Recording District.
RESTRICTIONS
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 be recorded separately.
LOCAL GOVERNMENT
This area does not have an incorporated local government, and is subject to State of Alaska platting authority.
NOTES
The parcel has the remains of an unusable cabin (see photo). Purchasers will be responsible for removing this structure at their own expense. In person inspection of this cabin before submitting an auction bid or purchase application is strongly recommended. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.
UTILITIES
There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



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 information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Steese Highway