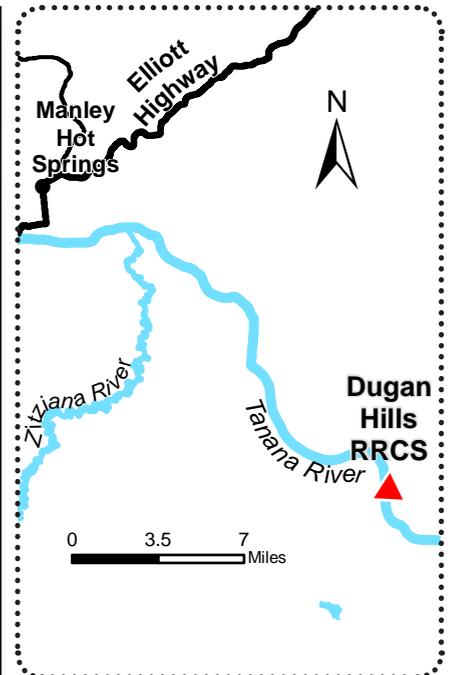


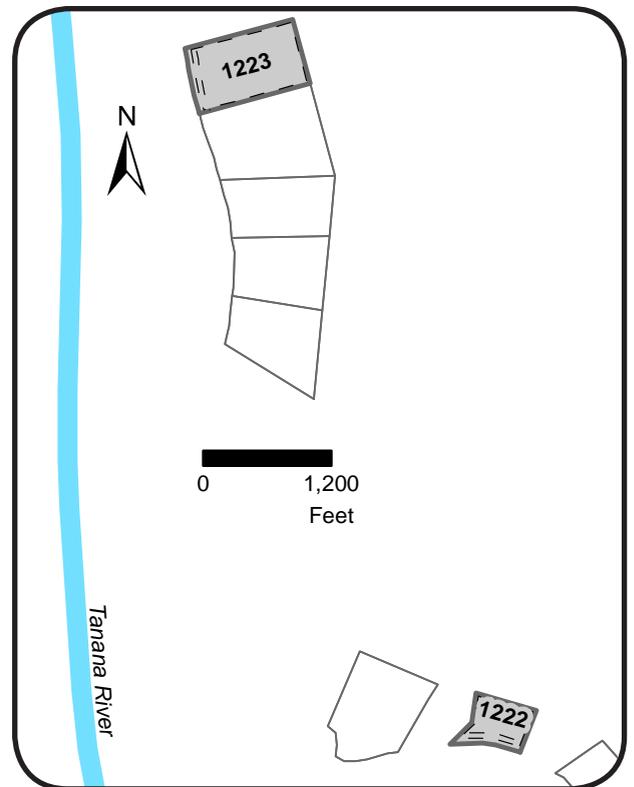


# Dugan Hills RRCS



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	TRACT	MINIMUM BID
1222	417385	5	C	\$16,900
1223	417620	15.31	H	\$33,700

WHY BUY?
Dugan Hills offers a truly remote getaway with great access for four-wheeling, snowmachining, hunting, fishing, and other outdoor pursuits. Recreational opportunities are seemingly limitless with the adjacent Tanana River and surrounding hills.
LOCATION
Dugan Hills is located along the Tanana River, 13 miles southeast of Manley Hot Springs.
ACCESS
Access is by boat or snowmachine using the Tanana River.
RIGHT-OF-WAY STATUS
None.
SURVEY & MTRS
Dugan Hills RRCS is survey ASLS 2005-26, located in F001S013W15,22. The survey has been filed as plat 2008-33 in the Manley Hot Springs Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, screening, public access, and utility easements. Parcels are subject to a 100 foot building setback and screening easement from the Tanana River. 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
This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 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/>.

- Southwest AK
- Richardson, AK Highways
- Interior Remote
- General Information
- Steese Highway
- N. Parks Highway
- Fairbanks, Elliott Hwy.
- Southwest AK
- Susitna Valley Remote
- Copper River Valley
- Kodiak
- Mat-Su Road
- Southwest AK