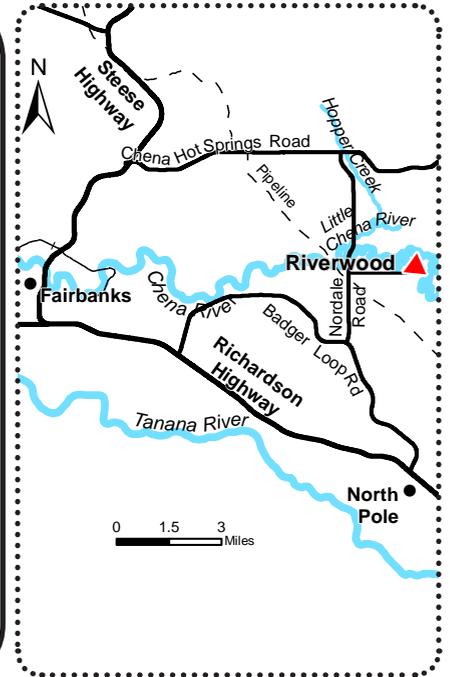
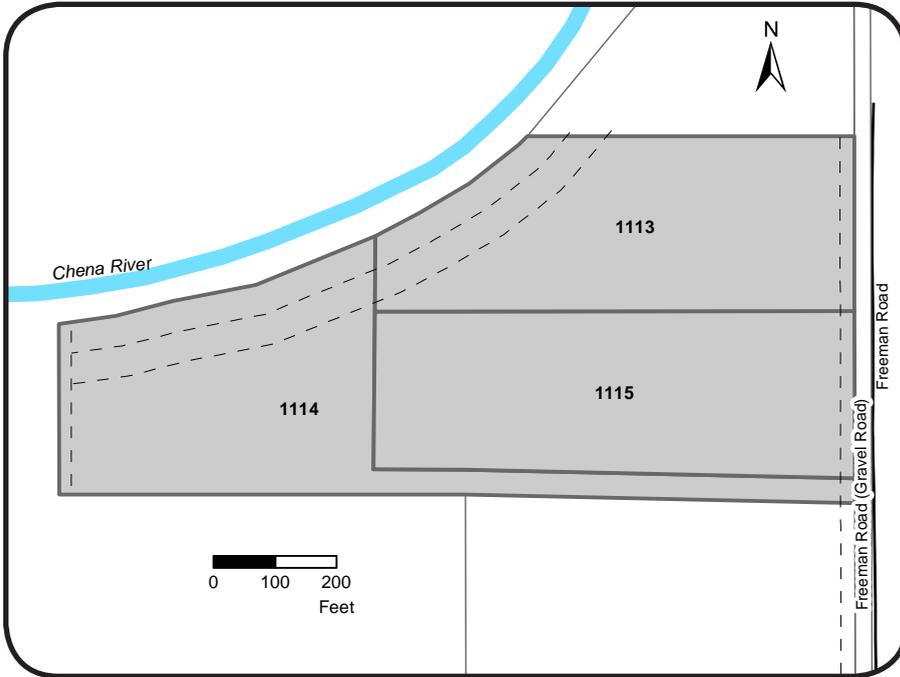


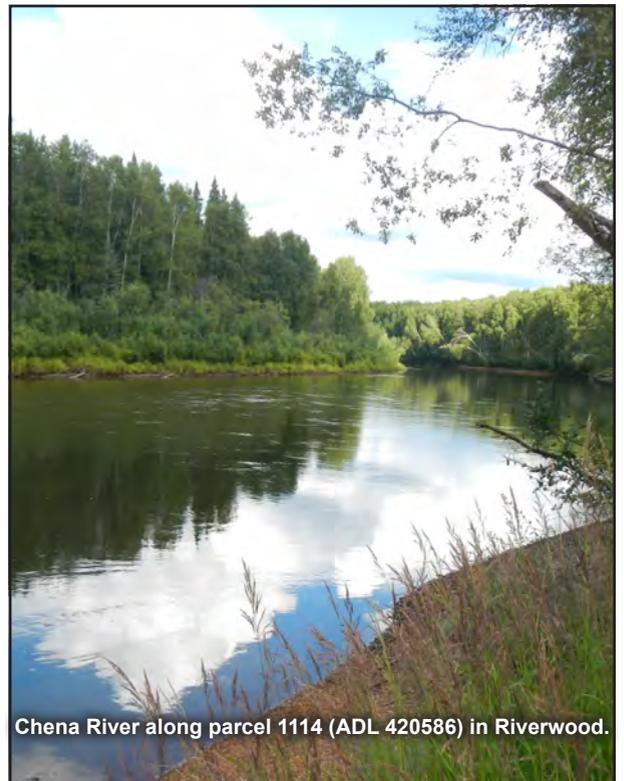


Riverwood



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	MINIMUM BID
1113	420585	4.638	2	\$62,600
1114	420586	4.609	3	\$62,200
1115	420587	4.763	4	\$28,600

WHY BUY?
Riverwood offers residential or recreational parcels along the Chena River near Fairbanks.
LOCATION
Riverwood is located 10 miles northeast of Fairbanks along the southern bank of the Chena River.
ACCESS
Access is from North Freeman Road. Several main roads from Fairbanks and North Pole lead to Nordale Road. From Nordale Road go east on Freeman Road, then north on North Freeman Road.
RIGHT-OF-WAY STATUS
North Freeman Road is a gravel road. The turn around within the subdivision is a gravel road.
SURVEY & MTRS
Riverwood is survey ASLS 2014-44, located in F001S002E09. The survey has been filed as plat 2015-99 in the Fairbanks Recording District.
RESTRICTIONS
Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a 100 foot building setback from the Chena 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 is within the boundary of the Fairbanks North Star Borough 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 above. Please check with the borough for details of current ordinances.
NOTES
Streets within and providing access to the subdivision are subject to flooding during breakup and other high water events of the Chena River. Emergency services and access may be limited at these times as a result. 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. Electricity is available along North Freeman Road, purchasers may need to extend the lines at their own expense.



Chena River along parcel 1114 (ADL 420586) in Riverwood.

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/>.

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