

Buyer's Checklist



- Inspection** Have you personally inspected the property? You are strongly encouraged to review all information and personally inspect the parcel you intend to bid on.
- Easements And Trails** Are there any easements or encumbrances on the parcel which you intend to bid on? This information is available at the Borough Department of Land Management office.
- Zoning** Does the zoning of the parcel allow the use you anticipate for it? The Borough Department of Community Planning can answer questions you may have regarding specific uses. Call them at (907) 459-1260 for more information.
- Access** Does the parcel have adequate access year round for your needs? What provisions will be necessary for a driveway? Some parcels do not have constructed road access.
- Use** Is the parcel suitable for your anticipated use? Is there a good building site on the parcel considering: soils and vegetation, wetlands, easements, trails, slope and aspect, zoning and setbacks and flood zones
- Soils** Are the soils on the parcel satisfactory for your intended use? What is the potential for permafrost and/or thermokarst pitting? Contact the USDA Natural Resources Conservation Service (NRCS) for specific information about soil types at (907) 479-2657.
- Slope** Is the slope satisfactory? Is the slope too great for your intended type of construction?
- Utilities** Are the utilities you desire presently available or soon to be available? If they are not available, how much will it cost to bring them to the parcel?
- Water** If you desire a well, how deep is the water table? Is the available water of good enough quality to fit your needs?
- Adjacent Properties** Always check what is happening on land adjacent to the parcel. What is the potential for further development in the area, and will further development be of concern to you?
- Restrictions** Are there use restrictions for the parcel in which you are interested? The Borough Department of Land Management can provide a copy of any restrictions or covenants for a parcel.