



Moonlight Acres Subdivision - Lots

T1N, R2W, F.M., Section 8

This property is located at the intersection of Spinach Creek Road and Hardluck Drive. Topography is moderately steep. Power and Phone are available.

Moonlight Acres - Lots



Land Designation: Per FNSB Ordinance No. 2007-5, the land development incentive, Title 25.15.030E, shall apply to all of the land offered herein and financed by the Borough except Tracts E, G, and H Moonlight Acres Subdivision. Lots 1 and 2 Moonlight Acres are designated *residential parcels* for purposes of the land development incentive.

Plat: The Moonlight Acres Subdivision plat will be recorded prior to the auction. A copy is available upon request. Lots 1 and 2 are both 3.5 acres in size.

Location: The property is located at the intersection of Spinach Creek Road and Hardluck Drive.

Access: Direct access is limited to Hardluck Drive.

Trails: Trail use is permitted within the 50 ft. section line easement along the westerly boundary of Lot 1 (continues to the north and to the south). There are numerous trails in the area for running, mountain biking, snow shoeing and cross country skiing.

Mineral Estate: The Borough applied to the State of Alaska for a Mineral Closing Order on this subdivision and the public notice period ends 10-10-07. If approved, the state's mineral estate will be closed to entry for locatable minerals beginning 10-24-07. Minerals containing precious metals (gold, silver, platinum, copper, lead, zinc, etc.) are considered locatable under the mining laws.

Slope: Both lots are moderately sloping (approximately 2% slope) to the south.

Vegetation: Mixed birch and aspen with some spruce.

Lot / Tracts	Acres	Appraised Value	Minimum Bid
1	3.5	\$45,700	\$43,415
2	3.5	\$44,000	\$41,800

Soils: Soils are Fairbanks Silt Loam and Gilmore Silt Loam per USDA SCS Soil Survey of the Fairbanks Area. A soils report for Lots 1 and 2 is available upon request. Both lots are suitable for conventional onsite septic wastewater disposal systems.

Wetlands/Corps of Engineers Determination: A wetlands determination was completed in 2007 by the Corps and the property was determined to be all uplands. A copy of the wetlands map is available upon request (see File POA-2007-245-9).



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Zoning: Rural Estates-2 (RE-2)

Fire & Ambulance Service Area: Chena Goldstream Volunteer Fire Department

Road Service Area: Goldstream-Moose Creek Road Service Area (north of Murphy Dome Road)

Utilities: Electric and phone are available to Lot 1 from existing lines along the westerly boundary but would need to be extended to Lot 2.

Other: Moose Mountain Ski Resort is immediately adjacent to the subdivision and offers snow boarding, alpine and cross country skiing.

History: The Borough selected this land as part of the State of Alaska's Municipal Entitlement Program. The State of Alaska, Department of Natural Resources (DNR) approved the selection and transferred title to the Borough by patent. In 1998, the property was nominated in 1998 for residential subdivision development.



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