



UNIVERSITY
of ALASKA

Many Traditions One Alaska

***** PUBLIC NOTICE *****

**UNIVERSITY OF ALASKA
BADGER ROAD PARCELS DISPOSAL PLAN
NORTH POLE, ALASKA**

The University of Alaska, Facilities and Land Management office intends to dispose of three parcels of land totaling approximately 11.8 acres located at approximately 9.5 mile Badger Road on the corner of Peridot Street and Badger Road, Wrangell Subdivision, Lots 1, 2, and 3. The parcels will be sold at or above current fair market value as determined by appraisal.

The Badger Road Parcels Disposal Plan, including maps and terms and conditions, is available online at www.ualand.com or upon written request at the address listed below.

Parties interested in commenting on the Badger Road Parcels Disposal Plan must submit written comments to the University of Alaska through its Facilities and Land Management office by fax at (907) 786-7733, by email at ua-land@alaska.edu or at the address below, by **no later than 5:00 PM on Wednesday, September 13, 2017** to be considered.

**University of Alaska
Facilities and Land Management
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508-3438**

If you have any questions or need additional information, please contact Tina Schimschat at (907) 786-7766.

BADGER ROAD PARCELS DISPOSAL PLAN

**NORTH POLE, ALASKA
T1S, R2E, SEC. 33, FAIRBANKS MERIDIAN
PLAT #75-24
FAIRBANKS RECORDING DISTRICT**

The University of Alaska (“University” is offering lots for sale in Wrangell Subdivision, at approximately 9.5 mile Badger Road on the corner of Peridot Street and Badger Road. The lots are located approximately 2 miles west of the City of North Pole and are zoned General Use-1 (GU-1).

The University received a request to purchase Lot 1 from R&M Consultants on behalf of the City of North Pole, which intends to use the parcel to expand the current water system. The University intends to sell the Badger Road parcels at or above current fair market value as determined by appraisal. The Badger Road Parcels Disposal Plan is effective until all parcels are sold.

The lots all have frontage on Badger Road and are generally level with spruce, birch and aspen trees. Electrical utilities are located adjacent to these lots. Interested parties are encouraged to contact Golden Valley Electric Association and phone providers to determine costs associated with connecting to electric and phone service.

Please read all of the subdivision plat notes carefully. The acreages for the lots are less than what is noted on the plat due to a 1991 re-alignment of Badger Road. The subdivision plat specifically prohibits direct access from these parcels to Badger Road. The section line along the south boundary of these parcels provides unconstructed access to Badger Road and Peridot Street.

Interested parties should thoroughly inspect these parcels prior to submitting an offer to ensure that the parcels are suitable for the party’s intended use and to determine all permitting requirements related to that intended use. Additional information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor’s office, building permitting office and land planning office; local utility companies; district recorder’s office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

A copy of the Wrangell Subdivision, Plat #75-24 is available at the District Recorder’s office in Fairbanks (Phone: 907.452.3521) or online www.dnr.state.ak.us/recorders (using the “Search Menu”, then “Plat Search”).

LEGAL DESCRIPTION AND PARCEL NUMBER

<u>PARCEL #</u>	<u>SUBDIVISION</u>	<u>LOT</u>	<u>BLOCK</u>	<u>ACRES</u>	<u>MINIMUM PRICE</u>
FA.WR.0084	Wrangell Subdivision	1	J	4.472	At or above current FMV
FA.WR.0085	Wrangell Subdivision	2	J	4.097	At or above current FMV
FA.WR.0086	Wrangell Subdivision	3	J	3.297	At or above current FMV

Fairbanks Vicinity Badger Road

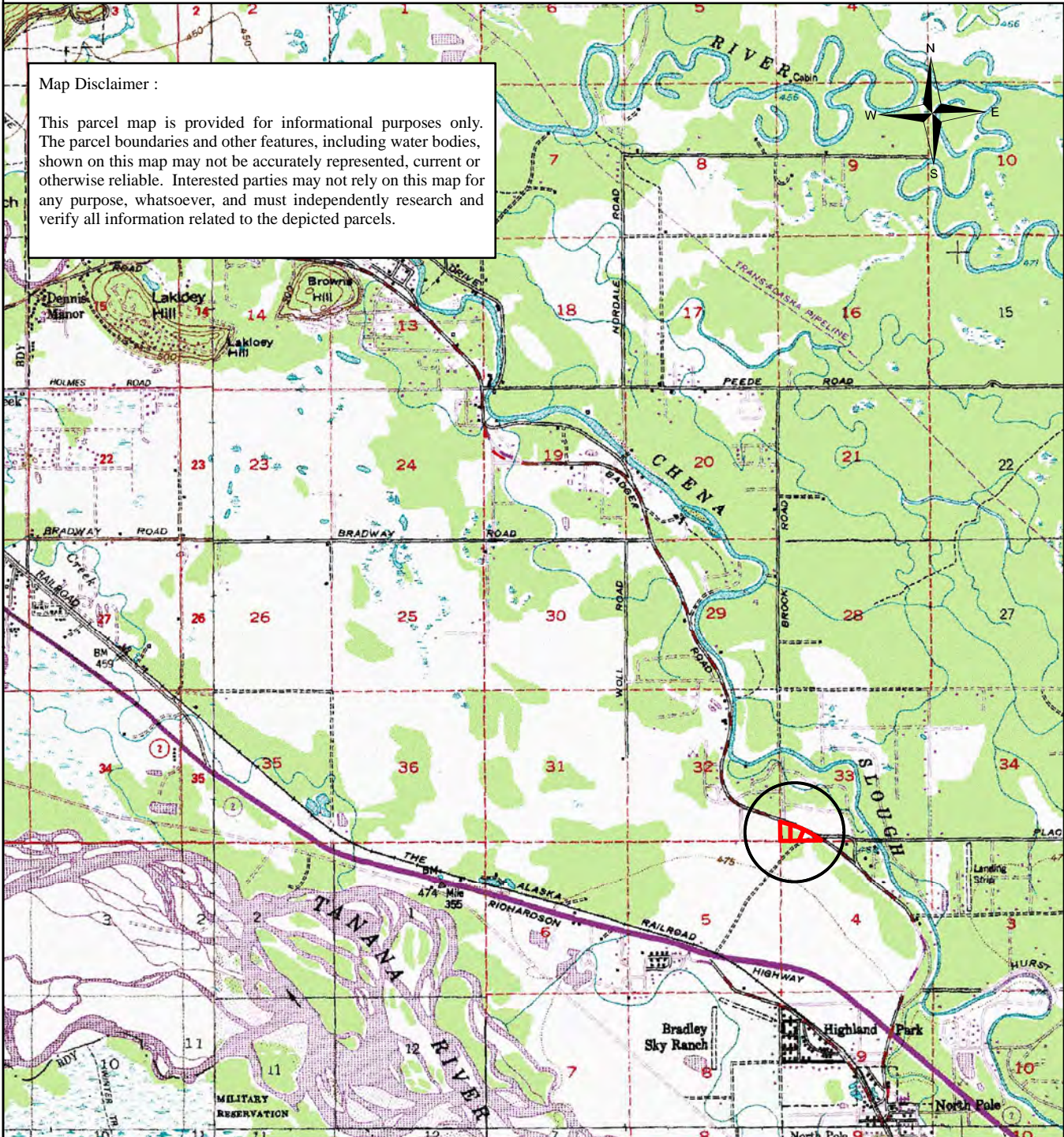
FA.WR.XXXX

R 1E

R 2E

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.



T 1S

T 2S



1
Mile

**UA FACILITIES and
LAND MANAGEMENT**
September 2014

Meridian Township Range
F 1S 2E

Fairbanks D-1 USGS

Badger Road Parcels

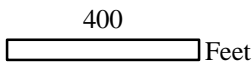
FA.WR.XXXX

R 2E



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UA FACILITIES and LAND MANAGEMENT
September 2014

Photo Source : UAF-GINA
 Photo Date : 2007

Meridian Township Range
 F 1S 2E

Fairbanks D-1 USGS

Badger Road Parcels

FA.WR.XXXX

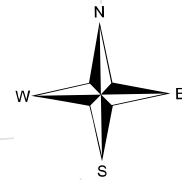
R 2E

Peridot Street

Legend

Easements

- 30' Public Utility Easement
- - - - 50' Section Line Easement



Regal Ave

T 1S

Badger Road

Lot 1
4.472 Ac.

Lot 2
4.097 Ac.

Lot 3
3.297 Ac.

Plack Road

32

5

Peridot Street

T 2S

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400 Feet

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