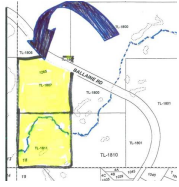


ALL FIELDS DETAIL



MLS #	117652	Waterfront	Yes
Status	ACTIVE	Mobile Home	Yes
Type	OTHER/SEE REMARKS	Multi-Family	Yes
Address	1265 BALLAINE ROAD	Lot Size	Over 10 Acres
Address 2			
City	Fairbanks		
State	AK		
Zip	99709		
Area	NW RURAL FBKS		
Class	LAND		
Asking Price	\$82,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Acres	77.3100
Price Per Acre		Licensee	AUDREY J FOLDOE - HM: (907) 456-6000
Listing Office 1	MEYERES REAL ESTATE - Main: (907) 456-6000	Listing Licensee 2	
Listing Office 2		Commission to Selling Off	5%
Subd. Township/Range	1N 1W	Lot (Tax Lot)	3 & 4
Block (Section)	N/A	Listing Date	8/30/2011
Expiration Date	12/31/2011	Owner	FBO FTS/KW TRUST
Owner Phone		Elementary School	Pearl Creek
Middle School	Randy Smith	Senior High School	West Valley
Sign Y/N	Yes	Zoning	Rural and Agricultural Districts - 10
Flood Zone	X,A	Aprx. Lot Sq. Ft.	3,367,623
Zoning Overlay	N/A	CCRs Y/N	No
Off Market Date		Search By Map	
Tax ID		Update Date	8/31/2011
Status Date	8/31/2011	HotSheet Date	8/31/2011
Price Date	8/31/2011	Input Date	8/31/2011 7:02:00 PM
Associated Document Count	2	Original Price	\$82,000
Cumulative DOM	1	Client Hit Count	0
Agent Hit Count	3	Directions	Farmers Loop to Ballaine, driveway on left after crossing the Goldstream Creek bridge
Days On Market	1	Price/AprxLotSF	\$0.02

FEATURES

ACCESS	FEATURES	TO VIEW	TOPOGRAPHY
Paved	View	Drive By	Sloping
Maintained	Trees	Call Listing Licensee	WATER FRONT
	Fire Service Area	See Remarks	Slough
	Driveway	TERMS	VIEW
	Mobiles	Cash/Refinance	Mountain
	Multi-Family	ELECTRIC	Territorial
	Dog Teams	On Site	WETLAND
	Power Pole	TELEPHONE	Partial
	Structure	On Site	

FINANCIAL

Internet Include	Yes	Incentives	
Taxes	714.90	Mill Rate	14.64
Possession	Recording	Tax Parcel	0199460*
FNSB Map #	411D	HOA Dues/Mo.	N/A
Assessments Y/N/UNK	No	Min. Earnest Money	2%
Internet Y/N	Yes	Short Sale (Y/N)	No
Foreclosure (Y/N)	No	REO (Y/N)	No

SOLD STATUS

How Sold	Contract Date
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SOLD STATUS

Closing Date
Selling Licensee 1
Selling Office 1
Selling Office 2
Selling Office 3

Sold Price
Sell Team
Selling Licensee 2
Selling Licensee 3
Additional Comments

REMARKS

The front 38.4 acre parcel has a driveway and old cabin on the site (Ballaine Road cuts through northeast corner of parcel), first driveway after Goldstream Creek bridge on the left. Lot 4 is behind Lot 3 and runs all the way up to the back properties on Lynx Lane. No legal access to Lot 4 except through Lot 3. Great mushing trails in and around this site. Goldstream Creek runs through Lot 4.

ADDITIONAL PICTURES**DISCLAIMER**

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.