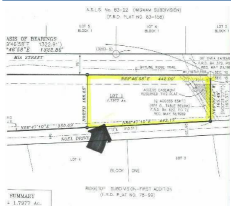


ALL FIELDS DETAIL



MLS #	107999	Waterfront	No
Status	ACTIVE	Mobile Home	No
Type	RESIDENTIAL	Multi-Family	Yes
Address	L1 NOEL DRIVE	Lot Size	1.0-1.9 Acres
Address 2			
City	FAIRBANKS		
State	AK		
Zip	99709		
Area	RURAL FAIRBANKS		
Class	LAND		
Asking Price	\$62,500		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# of Acres	1.7977	Price Per Acre	
Licensee	AUDREY J FOLDOE - (907) 456-6000	Listing Office 1	MEYERES REAL ESTATE - Main (907) 456-6000
Listing Licensee 2		Listing Office 2	
Commission to Selling Off	4%	Subd. Township/Range	Island Subdivision
Lot (Tax Lot)	1	Block (Section)	N/A
Listing Date	4/1/2008	Expiration Date	12/31/2008
Owner	TOM & LORRAINE KELTNER	Owner Phone	
Elementary School	Pearl Creek	Middle School	Randy Smith
Senior High School	West Valley	Sign Y/N	Yes
Zoning	Rural Estate Districts -2	Flood Zone	X
Aprx. Lot Sq. Ft.	78,307	Overlay	
CCRs Y/N	No	Off Market Date	
Mapping		Tax ID	
Update Date	4/8/2008	Status Date	4/8/2008
HotSheet Date	4/8/2008	Price Date	4/8/2008
Input Date	4/8/2008	Associated Document Count	0
Original Price	\$62,500	Cumulative DOM	129
Days On Market	7	Price/AprxLotSF	\$0.80

FEATURES

ACCESS	TERMS	TELEPHONE	VIEW
Gravel	Cash	Adjacent	City
Maintained	UTILITIES	HEAT	Mountain
FEATURES	None	None	Territorial
Trees	SEWER	TOPOGRAPHY	DOCUMENTS ON FILE
Southern Exposure	None	Sloping	None
TO VIEW	ELECTRIC		
Drive By	Adjacent		
Map In List Office			

FINANCIAL

Directions	FARMERS LOOP TO RIGHT ON SUMMIT, LEFT ON CRANBERRY RIDGE, LEFT ON NOEL. PROPERTY ON RIGHT.	Taxes	UNK
Mill Rate	16.747	Possession	RECORDING
Tax Parcel	UNK	FNSB Map #	
HOA Dues/Mo.	N/A	Assessments Y/N/UNK	No
Min. Earnest Money	2500	Internet Y/N	Yes

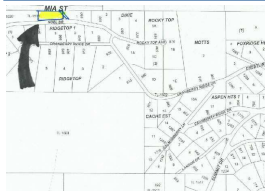
SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Licensee 1		Sell Team	
Selling Office 1		Selling Licensee 2	
Selling Office 2		Selling Licensee 3	
Selling Office 3		Additional Comments	

REMARKS

ONE OF THE MOST BEAUTIFUL AREAS IN THE HILLS AROUND FAIRBANKS! THIS IS A RECENT REPLAT OF A LARGER PARCEL. GREAT VIEW OF THE CITY, NICE TREES, AND READY FOR 2008 CONSTRUCTION.

ADDITIONAL PICTURES



DISCLAIMER

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