SUMMER 2010
AUCTION # 457
AGRICULTURAL LAND SALE

STATE LAND OFFERING ~ NORTHERN REGION

State of Alaska
Department of Natural Resources
Public Information Center
3700 Airport Way
Fairbanks, Alaska 99709
(907) 451-2705

State of Alaska
Department of Natural Resources
Division of Agriculture
Northern Region Office
1648 South Cushman, Suite 201
Fairbanks, Alaska 99701-6206
Dan.Proulx@Alaska.Gov
(907) 374-3716

State of Alaska
Department of Natural Resources
Division of Agriculture
Southcentral Region
1800 Glenn Highway, Suite 12
Palmer, Alaska 99645-6736
Erik.Johnson@Alaska.Gov
(907) 745-7200

WWW.DNR.ALASKA.GOV
Online Public Notice

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AUCTION SCHEDULE

May 25, 2010 - Brochures and Preference Right Applications Available

June 15, 2010 - Preference Right Applications due in Division of Agriculture-Fairbanks Office

All applications must be received by the Department of Natural Resources, Division of Agriculture at 1648 South Cushman, Suite #201, Fairbanks, Alaska 99701-6206, attn: Dan Proulx, no later than 4:00 p.m., Tuesday, June 15, 2010. Applications received after the designated date and time will be rejected.

June 22, 2010 - Preference Rights Awarded

June 29, 2010 - Auction # 457

Auction will take place at 1:00 p.m. June 29, 2010 in the large conference room in the DNR Northern Region Office at 3700 Airport Way Fairbanks, AK 99709. Call the Public Information Center at (907) 451-2705 for more information. Bidder registration will begin at 12:00

July 14, 2010, Initial Over-The-Counter Lottery Parcel List

A list of Initial Over-The-Counter Lottery parcels will be posted on Wednesday, July 14, 2010, at *dnr.alaska.gov/mlw/landsale*, *dnr.alaska.gov/ag/ag_sales.htm* and will also be available at any of the Department of Natural Resources Public Information Offices.

July 14 – August 26, 2010, Initial Over-The-Counter Lottery Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Thursday August 26, 2010. Applications received after the designated date and time will be rejected.

September 3, 2010, Initial Over-The-Counter Lottery

The Initial Over-The-Counter Lottery will be held at 1:00 p.m., Friday, September 3, 2010, at the Fairbanks Department of Natural Resources Public Information Center counter, located at 3700 Airport Way, Fairbanks, Alaska 99709-4699. A list of Initial Over-The-Counter Lottery winners will be posted at *dnr.alaska.gov/mlw/landsale* and *dnr.alaska.gov/ag/ag_sales.htm* by September 8, 2010. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Initial Over-The-Counter Lottery.

INTRODUCTION

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW) in cooperation with the Division of Agriculture, in the 2010 Alaska State Land Offering - Auction #457 and explains how to participate in the auction and subsequent Initial Over-The-Counter Lottery. The 2010 Alaska State Land Offering contains 7 agricultural parcels.

This brochure is divided into three main sections to clearly describe this land offering. The first section provides general information applicable to all parcels. The second section of this brochure contains auction information and the third section contains specific parcel information and maps including legal descriptions and minimum bid price.

Additional copies of this brochure and application materials may be obtained from the Division of Agriculture offices in Fairbanks and Palmer or the DNR Public Information Centers located in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website at *dnr.alaska.gov/mlw/landsale*. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please call one of the three DNR Public Information Centers listed below.

DNR Public Information Centers

Each DNR Public Information Center has access to survey and status maps, appraisal reports, area plans, and other information relevant to the parcels offered in that region. These offices also provide information regarding all DNR programs and policies, and may be able to help you find the applications, forms, and fact sheets to answer all of your DNR related questions.

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411
Recorded Information (907)269-8400
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.
pic@alaska.gov

NORTHERN REGION

DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709-4699
Tel: (907)451-2705, Fax: (907)451-2706, TDD: (907)451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.
Fbx-pic@alaska.gov

SOUTHEAST REGION

Division of Mining, Land and Water Information Office
400 Willoughby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907)465-3400, Fax: (907)586-2954, For TDD call Anchorage (907)269-8411
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.
Southeast_Land@alaska.gov

GENERAL INFORMATION

Land Records, Survey Plats, and Maps

Comprehensive parcel and area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is *http://landrecords.info*, which lists links to many DNR and BLM web sites where you can find information such as recorded state survey plats, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall Alaska Pacific University, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7050; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, fax (907) 474-2645; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Offices for $2.00 per sheet or at the appropriate District Recorder's Office for $3.00 per sheet.

Site Inspection

DNR strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "AS - IS" with no guarantees, expressed or implied, as to its suitability for any intended use. The submission of a bid constitutes acceptance of the parcel "AS - IS" and "WHERE - IS".

Access

The location of legal access to a parcel may be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way.

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or within any parcel. Rights-of-way shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off-road vehicle, or boat. You should inquire at one of the DNR Public Information Offices or borough land office to see if there is an existing road on a reserved right-of-way. PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE DEVELOPED OR PRACTICAL ACCESS OR THAT PRACTICAL ACCES TO A PARCEL IS LEGAL.

There are certain generally allowed uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR (11 AAC 96.020). The fact sheet at *dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf* contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine or four-wheeler, on or off an established

road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from ADF&G Division of Habitat for any motorized travel in fish bearing streams. Contact ADF&G Division of Habitat for more information on obtaining permits.

- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Access improvements on unreserved state land may be allowed without a permit under the following conditions:

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the appropriate DNR regional office.

RS 2477

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Centers, and on-line at *dnr.alaska.gov/mlw/trails/rs2477.*

Existing Easements and Reservations

All parcels offered in this brochure are subject to all valid existing easements, platted or not, and reservations including rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual lot, along with a physical inspection of the parcel. Subdivision survey plats may be viewed on-line at *plats.landrecords.info*, or by visiting the nearest DNR Public Information Center.

All state-owned lands bordering section lines have an easement generally 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed. Contact the appropriate regional DNR office before constructing access in surveyed or unsurveyed section line easements.

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.

The Alaska Railroad Corporation's 200 foot right-of-way, bridges, and trestles may NOT be used as access. Use of the railroad right-of-way is considered trespass and may be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Use of Adjacent State Land

Uses of state land, other than those uses stated in 11 AAC 96.020 (Generally Allowed Uses on State Land), may require a land use authorization from the Department of Natural Resources.

Driveways and Approach Roads

Driveways and/or approach roads from established Department of Transportation and Public Facilities (DOTPF) maintained roads may have to be constructed in order to provide access to the individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a state managed right-of-way, the Right-of-Way Section of the appropriate regional office of DOTPF must be consulted. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder.

Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, paleontological, or archaeological site without a permit from the Commissioner of the Department of Natural Resources (AS 41.35.200). Should any sites be discovered during parcel development, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks and Outdoor Recreation should be notified immediately.

Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130). Mineral (closing) orders, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, etc. **Mineral (closing) orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources.**

Timber and Other Building Materials on Site

Except for timber, purchasers are strictly prohibited from selling or removing from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

No Warranty of Suitability, Fitness, or Title

Parcels are sold "AS - IS" and "WHERE - IS" with all faults, and in the condition as of the date of the sale with no guarantees, expressed or implied, as to suitability or fitness for any intended use, or whether public utilities or services will be provided. The State makes no warranty, expressed or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel. It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel condition prior to bidding.

The State makes no warranty, expressed or implied, regarding marketable title. It is your responsibility to determine and consider if encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, matter in your decision to purchase a parcel.

Taxes

Parcels offered in this disposal may be subject to taxes and assessments levied by local taxing authorities now or in the future. Failure to pay property taxes on parcels purchased under contract with the state is a violation of the purchase contract and may result in contract termination.

Subdividing Agricultural Parcels

Agricultural parcels may not be subdivided until patented and must comply with state or local platting requirements. After a patent is received, the owner may, after first paying the required fee to the state for the right to construct housing on each subdivided parcel of less than 640 acres, subdivide under the authority of AS 38.05.321(a)(2)(B). The subdivision may not create more than 4 parcels. No parcel may be less than 40 acres.

There are exceptions:

- For each subdivided parcel of at least 640 acres, there is no payment to the State of Alaska for the right to construct housing;
- If a subdivided parcel is to be conveyed to a member of the owner's immediate family,the payment may be delayed until the parcel is conveyed outside of the immediate family. There will be a lien on the parcel until the payment is made. Your immediate family may include your spouse as well as your parent, child (including your stepchild or adoptive child), or sibling (your brother or sister), if your parent, child, or sibling lives with you, depends on you financially, or shares a substantial financial interest with you.

Sewer and Water

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such systems shall be obtained from ADEC.

Water Rights and Usage

To obtain water rights on your parcel, you must apply for a permit from the Division of Mining, Land and Water. Information and applications for water rights are available at any of the DNR Public Information Offices and on-line at *http://dnr.alaska.gov/mlw/water*.

Improvements

It is your responsibility to properly locate all property boundary monuments on your parcel if available and to contain any improvements within the parcel (11 AAC 67.020). No improvements that block or hinder access may be placed or constructed within any easements or rights-of-way of record. This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks.
It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

Previously Authorized Improvements/Hazards

Some parcels in this brochure may have abandoned improvements and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. DNR has not necessarily inspected all the parcels in this brochure to determine if garbage or hazardous waste is present. The purchaser of the parcel is responsible for the disposal of any existing garbage or wastes. You should inspect all parcels prior to bidding/purchasing.

Future Offerings

The state reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area.

Nomination of Land for Future Offerings

DNR seeks land nominations from the public for state land sales and considers public interest when offering land through the auction program. If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Center or a Division of Agriculture office in Palmer or Fairbanks.

You will need to include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement or agriculture under land use plans. For more information about the nomination process and to acquire nomination forms, see the fact sheet 'Nominating Land for State Land Sale Programs' at *http://dnr.alaska.gov/mlw/factsht/land_nominating.pdf*.

Multiple Uses

The land sale described in this brochure is only one of the land uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales can occur on municipal, state, or federal lands near the offered parcels. Such uses not only affect adjacent land, but also roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying for the purchase of state land.

Fire Protection

Some state lands are in areas without fire protection or with only limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE at *http://firewise.org*, can provide prospective landowners with valuable information regarding wildfire mitigation. In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at *http://forestry.alaska.gov/index.htm.*

Fish Habitat Requirements

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of the Division of Habitat, which is responsible for reviewing and , if appropriate, issuing permits for these activies (AS 16.05.841).

A list of common activities which require a permit is available at *www.habitat.adfg.alaska.gov*.

Failure to abide by these requirements may lead to a violation of state law and the charge of a misdemeanor. Contact ADF&G Division of Habitat for more information on obtaining permits.

Fish and Game Requirements

Alaska Department of Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforce this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged.
Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Wetlands

Some state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Before putting any dredged or fill material in wetlands (for example, to build a road, or any other land-clearing activity involving land leveling), purchasers may need a permit from the District Engineer of the U.S. Army Corps of Engineers. Dredging wetlands or adding fill without a valid permit may result in civil fines or criminal charges. For further information or wetlands determinations or delineations, contact the U.S. Army Corps of Engineers.

Alaska Exempt Wetland (AEW) acreage as distinguished from standard, non-exempt wetland, may be developed under permit from the Corps of Engineers, Regulatory Branch, without a risk of conflict with USDA support programs. Please contact the Natural Resources Conservation Service if you think you may have AEW on your land before doing any clearing or dredging/filling.

Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game for information on how to minimize conflicts with wildlife.

State Farm Conservation Plan

The successful bidder will be required to submit a State Farm Conservation Plan (SFCP) that is first reviewed by the Local Soil and Water Conservation District and then sent to the Division of Agriculture, 1648 S. Cushman, Suite 201, Fairbanks, Alaska 99701. For parcels purchased during the outcry auction, the SFCP must be submitted for approval no later than 4:00 p.m., August 20, 2010.

SFCP for parcels purchased Over-the-Counter will be due 60 days from the date the down payment is made. The conservation plan follows a standard format as required by the Department of Natural Resources. The form may be picked up at the Division of Agriculture in Fairbanks or Palmer, and will be given to the successful bidder at the auction. The contract for sale may not be issued until an approved State Farm Conservation Plan is submitted.

A SFCP must be prepared by the successful bidder/purchaser. Information and assistance in the preparation of the SFCP is available from numerous sources including the Division of Agriculture, local Soil and Water Conservation Districts, the USDA Natural Resource Conservation Service, Department of Fish and Game, and the University of Alaska Extension Service. A SFCP must include:

1. A map of the farm showing:
   - the planned location of clearing and breaking of ground;
   - planned location of windbreaks, farm pond, and similar conservation measures and improvements; and
   - planned location of real property improvements (house, barn, fence, etc.)
2. Access roads, legal easements, and existing physical features such as water bodies;
3. Planned soil conservation measures;
4. A plan for burning any clearing debris, including any vegetation that has previously been chained- down.

The successful bidder submits the completed SFCP to the appropriate Soil and Water Conservation District. District members review, comment and if signed by the board of supervisors, forward the plan to the Division of Agriculture for approval. The approved SFCP is included by reference as an attachment to the sale contract.

Consideration by the purchaser and the reviewers should be given to, among other things, the type of crops as they relate to the natural conditions including soils, slope, moisture, temperatures, and local wildlife.

If the successful bidder fails to provide an acceptable SFCP by the deadline, or within an extension of time granted in writing by the Director of the Division of Agriculture, the preparation of a sale contract will be terminated and the parcel forfeited. Any modification of the SFCP will require the same review process as the original plan. The new purchaser will, as a condition of the contract, be required to comply with the approved SFCP to the satisfaction of the Director of the Division of Agriculture. Development of a parcel in a manner not approved in the approved SFCP may constitute a breach of contract. If a purchaser is found to be in Breach, a default notification may be issued. If a default notice is issued and if the default is not cured, it may result in a decision by the state to terminate the sale agreement. (AS 38.05.065)

Farm Development Requirement and Maintenance of Farmland

These parcels may be subject to clearing and tillage requirements. In general the requirement is 25% of the cropland soils as determined by the Division of Agriculture improved to a farmable condition within five years of issuance of the sale contract and maintained in that condition throughout the term of the sale contract.
"Improved to a farmable condition" is defined as:

a) removal of essentially all woody material from the surface and subsurface; areas used for storage of such woody material shall have been surface-cleared prior to deposit of material;

b) an initial tillage operation ("breaking") sufficient to render the cleared land tillable by standard tillage implements such as tandem disc-harrow, fertilizer spreader, press drill.

A general rule in judging if this clearing, root clean-up, and breaking standard is met is to ask a knowledgeable farm neighbor if he/she would be willing to work the field with his or her standard tillage equipment.

Acres that are improved to a farmable condition must be maintained in that condition throughout the term of the sale contract. Patent will not be issued until the development requirement is met. In addition, patent will not be issued if the land has not been maintained in a farmable condition.

Real Property Improvements

Fixed permanent improvements reasonably required for agricultural purposes, as defined by AS 38.05.321(j) are allowed on the parcel. All real property improvements must be depicted and described in the State Farm Conservation Plan.

Agricultural Land Sales

The sale of the agricultural interest is the conveyance of the surface estate in fee simple subject to conditions and covenants relating to agricultural use and development. The required covenants are:

1. A perpetual covenant for the benefit of all Alaska residents and running with the land that restricts or limits the use of the land for agricultural purposes; and
2. A perpetual covenant that permits the owner of the land, obtained under this contract, to subdivide and convey not more than four parcels of the land of not less than 40 acres each, subject to the restriction that a subdivided parcel may not be further subdivided and further subject to the limitations established within AS 38.05.321(e).

Agricultural Purposes are defined in statute as:

1. The production, for commercial or personal use, of useful plants and animals;
2. The construction of:
   - housing for landowners and farm laborers,
   - improvements for animals,
   - improvements that are reasonably required for or related to agricultural uses;
3. The use of gravel reasonably required or related to agricultural production **on** the parcel conveyed; and
4. Removal of and disposition of timber in order to bring agricultural land into use.

Special information

These parcels are being sold under the state's Agricultural land disposal program. Prospective buyers should, however, be aware that while these parcels do have soils suitable for growing crops, the elevation, aspect, presence of permafrost and other physical conditions may limit crop selection and/or require special management techniques in developing the agricultural potential.

Noxious Weeds

Pursuant to State law AS 03.05.010 - .030, AS 44.37.030 and Regulations 11 AAC 34.020 -.045, Alaskan agricultural land owners are required to control and eradicate certain "pest" plants that may be found growing on or be introduced into Alaskan soils. These prohibited and restricted noxious weeds may be found within cropland areas of the parcel being sold. For additional information, please contact the Alaska Co-operative Extension office nearest the subject parcel.

STATE OF ALASKA PROHIBITED AND RESTRICTED NOXIOUS WEEDS

(A) The following are prohibited noxious weeds:
Bindweed, field (*Convolvulus arvensis*);
Fieldcress, Austrian (*Rorippa austriaca*);
Galensoga (*Galensoga parviflora*);
Hempnettle (*Galeopsis tetrahit*);
Horsenettle (*Solanum carolinense*);
Knapweed, Russian (*Centaurea repens*);
Lettuce, blue-flowering (*Lactuca pulchella*);
Orange Hawkweed (*Hieracium Aurantiacum*);
Purple Loosestrife (*Lythrum Salicaria*);
Quackgrass (*Agropyron repens*);
Sowthistle, perennial (*Sonchus arvensis*);
Spurge, leafy (*Euphorbia esula*);
Thistle, Canada (*Cirsium arvense*); and
Whitetops and its varieties (*Cardaria draba, C. pubescens, Lapidium latifolium*).

For Your Notes

AUCTION INFORMATION

Bidder Qualifications

It is your responsibility to prove that you are eligible to participate in the program. **Please read this section on bidder qualification thoroughly before you bid.**

To be eligible to bid in an agricultural auction, an individual must be at least 18 years of age on or before the date of the auction and be able to substantiate age when registering. In addition, if you are the successful bidder for a parcel and wish to enter into a purchase contract with the state, you must also certify that you:

1) Have not had a Department of Natural Resources lease or purchase contract administratively foreclosed or terminated for cause within the past three years (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);

2) Are not currently in default for nonpayment on a purchase contract or lease issued by the department;

3) Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a DNR lease or purchase contract;

4) Are not currently in default of the clearing and preparation for cultivation requirements of a previous Agricultural purchase contract; and;

5) Are not currently in default of any condition associated with a note, lease or other authorization issued by the Agricultural Revolving Loan Fund.

Purchase contracts will not be issued by the State of Alaska unless all five qualifications listed above are met. If you are the successful bidder for a parcel and do not meet the qualifications for a purchase contract listed above, you must pay the bid amount in full upon notification. Failure to submit payment in full upon notification will result in the forfeiture of bid deposit and loss of purchase rights to the parcel.

The state does not allow early entry for development activities until a sale contrct or patent is issued. Contact the Contract Administration unit at (907)269-8594 for additional information.

Residency Requirement

There are no residency requirements for eligibility to bid in an auction for agricultural land. (AS 38.05.055).

Misrepresentation – Price Fixing

You may not attempt to influence bidding by others, conspire with other purchasers to reduce the price of a parcel, or otherwise act to defeat an open, fair-market bidding process. If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit all monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

Anyone who misrepresents themselves as owners of any of these parcels of land or who wrongfully represents that they have any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, please contact the Department of Natural Resources Public Information Center, at *fbx-pic@DNR.alaska.gov* or phone (907) 451-2705, and provide any information that you may have.

Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel a land offering, in whole or in part, if necessary, to protect the interest of the State of Alaska at any time prior to or during the offering, even after the apparent high bidder has been notified, prior to DNR signing a final conveyance document, including all Over-the-Counter offerings. In the event that DNR cancels a land offering, bid deposits will be returned.

Brochure Amendments

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called errata. You may obtain a copy of new or existing errata from the Fairbanks Division of Agriculture office, the DNR Public Information Offices or on-line at *http://dnr.alaska.gov/ag/ag_sales.htm*. It is your responsibility to keep informed of any changes or corrections prior to bidding. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

Buying Multiple Parcels

11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each DNR land offering. For administrative purposes, the outcry auction will still be limited to one parcel per person; however, additional parcels from this offering may be purchased during the Initial OTC Lottery and the Over-the-Counter offerings.

Appeals

A bidder may appeal to the Commissioner within five days after the sale for a review of the Director's determination (AS 35.05.055). Appeals may be sent by mail to Commissioner Tom Irwin, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501, by fax to (907) 269-8918, or by electronic mail to *dnr.appeals @alaska.gov*.

PURCHASE INFORMATION

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative. In most cases, even if the parcel is paid in full at the auction, contracts for agricultural parcels will still be issued to insure compliance with clearing and tilling requirements. You are responsible for maintaining a current address with the Division of Mining, Land and Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record.

Lump Sum Payment

If the purchase price minus the minimum five percent down payment is $2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued (11 AAC 67.875) unless there are also clearing and tillage requirements associated with the parcel. The balance due (purchase price minus the minimum five percent down payment) will be due 30 days after the Award Notification letter is received by the purchaser.

Sale Contracts

If the purchase price minus the minimum five percent down payment is greater than $2,000, the remainder may be paid by sale contract. Once you have signed a state land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

A sale contract will not be issued by the State of Alaska unless all five requirements listed in the "Bidder Qualifications" section are met.

The terms for purchasing state land by sale contract are:

- Minimum down payment of five percent (5%) of the purchase price;
- Non-refundable document handling fee of $100.00;
- An approved State Farm Conservation Plan
- Contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

DNR will provide for a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level- payment basis according to the following financed principal amounts (11 AAC 67.875):

- $ 2,000.00 or less must be paid in full at time of purchase;
- $ 2,000.01 to $9,999.99, contract length will not be more than 5 years;
- $10,000.00 to $14,999.99, contract length will not be more than 10 years;
- $15,000.00 to $19,999.99, contract length will not be more than 15 years;
- $20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature, plus three percent; however, the total rate of interest may not exceed 9.5 percent. Interest begins to accrue on the effective date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Your contract will be issued as soon as possible, however, delays up to and exceeding 120 days are possible. The state does not allow early entry for development activity until the sale contract is issued, or patent is received. Please contact the Contract Administration Unit at (907) 269-8594 for additional information.

Service Charge

Once the contract for sale has been executed, you will owe a service fee for any late payment or returned check as follows:

- Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of $50.00 or five percent (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.

- Returned Check Penalty: A returned check fee of $25.00, as provided in 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. The default termination date, the date payment is due, will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.

Preference Rights

A Preference Right application period will be held from May 25 to June 15, 2010 as authorized under AS 38.05.069. Preference right applications can be picked up at the Division of Agriculture office's in Palmer and Fairbanks. Applications must be received in the Fairbanks office by 4:00 PM June 15, 2010 to be considered for adjudication.

OUTCRY AUCTION PROCEDURES

Bidder Registration

Bidder registration will begin at Noon on the day of the auction. Anyone meeting bidder qualifications may register.

Auction Procedures

Only qualified and registered bidders may submit bids. The following procedures define the conduct of this public outcry auction:

1. Upon registering, bidders will be issued a numbered bidder identification card.

2. Opening bid will begin at the appraised value stated in this Brochure.

3. Holding up the bidder identification card in response to the dollar value called by the auctioneer constitutes a bid when the bidder is recognized by the auctioneer.

4. A bidder may withdraw a bid at any time before the hammer falls.

5. If a bid is made while the hammer is falling, the auctioneer shall decide whether the bid is timely or not.

6. The auctioneer may request confirmation of a bid if a bidder's conduct is confusing or distracting, or if it is clear that the bidder does not hear or understand the call of the bid.

7. The auctioneer may withdraw the parcel from the auction before the hammer falls.

8. A bidder or spectator may be ejected from the auction if, in the judgment of the auctioneer, the person's conduct conflicts with the orderly proceeding of the auction.

9. Immediately after the hammer falls, a successful bidder shall pay the State a bid deposit of five percent of the purchase price and a document handling fee of $100 by personal check, cash, cashiers check, money order, or a combination thereof. **BOTH THE BID DEPOSIT AND THE DOCUMENT HANDLING FEE ARE OWED TO THE STATE UPON BEING DECLARED THE HIGH BIDDER AND BOTH ARE NON-REFUNDABLE (DO NOT BID IF YOU ARE NOT PREPARED TO PURCHASE THE PARCEL).** The State will issue a receipt describing the land sold, the purchase price, and the amount deposited. The receipt must be acknowledged in writing by the bidder. If a check is returned because of insufficient funds or a stop payment order, the State may cancel the sale contract for breach of contract and take appropriate legal action.

10. If a successful bidder/purchaser fails to comply with the conditions of this auction, the State may cancel the bid or sale contract, whereupon the defaulting bidder/purchaser shall forfeit the bid deposit and any other moneys owed/paid to the State together with interest from the date of the auction. If the parcel is re-offered, the defaulting bidder/purchaser shall be liable for any deficiency there may be between the defaulting bidder's high bid and the final sale price for the parcel when resold, together with any costs or expenses incurred in a resale or attempted resale. The State shall not be liable to the defaulting bidder for a final sale price in excess of the defaulting bidder's offer.

11. If it is determined that an ineligible bidder is the high bidder, the auctioneer shall, at the auctioneer's discretion: (a) re-offer the parcel or (b) pull the parcel from the auction.

12. The auction will be declared adjourned when the auctioneer determines that the auction procedures have been fulfilled.

INITIAL OVER-THE-COUNTER LOTTERY

Parcels not sold during the 2010 Auction #457 - Interior Agricultural Parcels Out Cry Auction will be offered for sale at the minimum bid price through an Initial OTC Lottery. Occasionally, parcels with an apparent high bidder in the Out Cry Auction may become available in the Initial OTC Lottery due to relinquishment or rejection of the bid. A complete list of all parcels to be included in the Initial OTC Lottery will be available at all DNR Public Information Offices as well as on-line at *http://dnr.alaska.gov/mlw/landsale* and *http://dnr.alaska.gov/ag/ag_sales.htm* on Tuesday, July 14, 2010. If additional bids are relinquished or rejected after July 13, 2010, they will not be included in the Initial OTC Lottery, but will become available at a later date.

All applications must be received by one of the designated DNR Public Information Offices or submitted on-line, no later than 5:00 p.m., Thursday August 26, 2010. Applications received after the designated date and time will not be considered. The lottery will be conducted beginning at 1:00 p.m., Friday, September 3, 2010, in the Fairbanks DNR Public Information Center, located at 3700 Airport Way, Fairbanks, AK 99709.

The purchase price in the Initial OTC Lottery is the appraised value, which is the same as the minimum acceptable bid for the Out Cry Auction. Initial OTC Lottery applications may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself. The Initial OTC Lottery is *not* limited to one parcel per person.

Initial Over-The-Counter Lottery Procedures

- Applications will be kept confidential and stored in a safe until the lottery.
- The lottery will be begin at 1:00 p.m., Friday, September 3, 2010, in the Fairbanks DNR Public Information Office, located at 3700 Airport Way, Fairbanks, Alaska. Attendance at the auction is not required and will not affect the outcome. Members of the public who attend the Initial OTC Lottery will not be allowed to change or withdraw any applications. The DNR Public Information Offices in Juneau and Anchorage will have access to the lottery via the internet and/or phone.
- A drawing will be held to determine the winning applicant for any parcel where multiple applications have been received. The first name drawn for each parcel will be named the winner. If there is only one applicant for a parcel, that applicant is automatically the winner.
- For the Initial OTC Lottery, applicants have the opportunity to purchase multiple parcels. Applicants will win all parcels for which their name is drawn, or when they are the only applicant.
- If the winning applicant subsequently decides not to complete the sale, the five percent deposit, application fee, and all rights to the parcel are forfeited to DNR.
- Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on-line at http://dnr.alaska.gov/mlw/landsale and http://dnr.alaska.gov/ag/ag_sales.htm.
- Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-the-Counter at the DNR Public Information Offices on a first-come, first-served basis.

INSTRUCTIONS TO APPLICANT

At this time there are two ways to apply for a parcel in the Initial Over-The-Counter Lottery, on-line or by traditional paper applications, which must be mailed or hand delivered to the appropriate DNR office.

Submitting an Initial Over-The-Counter Lottery Application On-Line

To apply for a parcel on-line, go to www.dnr.state.ak.us/mlw/landsale and follow the appropriate link. The on-line application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the lottery if your name is drawn for that parcel. See note below regarding availability of funds when using a credit card.

Submitting a Initial Over-The-Counter Lottery Application by Mail or in Person

A complete Intial Over-The-Counter Lottery application package (for mailing or hand delivery) includes the following items:

- A completed Over-The-Counter Lottery application form. If applying for multiple parcels, a separate application must be completed for each parcel.
- A completed Declaration of Intent form. If applying for multiple parcels, a separate form must be completed for each parcel.
- A non-refundable $100.00 document handling fee. If applying for multiple parcels, a separate document handling fee must be included for each parcel.
- A down payment. If applying for multiple parcels, a separate down payment must be included for each parcel.
  - Must be at least five percent (5%) of the total bid amount. DO NOT ROUND DOWN!
  - Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!
  - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of $1000 per day regardless of available credit.
  - For successful bidders, the deposit is non-refundable and will be applied to the purchase price.
  - A self-addressed, stamped envelope to return an unsuccessful bidder's deposit, if deposit was made by cashiers check, personal check, or money order. The deposit for unsuccessful bidders will be returned by mail if they are not picked up at the Fairbanks DNR Public Information Center, 3700 Airport Way, Fairbanks, Alaska, by 5pm September 14, 2010. A self-addressed, stamped envelope must be included with the bid for this purpose. If unsuccessful bidder's deposit was made by a credit card authorization, that information will be destroyed after the auction.

All application materials are to be placed in an envelope which should have no additional markings except as follows:

2010 Auction #457 -IOTC Lottery
(Parcel #)
(Bidder's First, Middle, and Last Name)
(Bidder's Address, City, Zip)

Place the envelope containing the application materials inside another envelope if you will be submitting it by mail. The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. Mail or hand deliver IOTC lottery applications to either:

Auction #457 - IOTC Lottery
Division of Agriculture
1648 S. Cushman, Suite 201
Fairbanks, Ak 99701

Auction # 457 - IOTC Lottery
Department of Natural Resources
Public Information Center
3700 Airport Way
Fairbanks, AK 99709

ON-LINE RESOURCES

These websites are listed here to assist you when researching a parcel. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

State of Alaska	http://alaska.gov
Alaska Legislature (current statutes, regulations, etc.)	http://w3.legis.state.ak.us/
Department of Natural Resources	http://dnr.alaska.gov
Division of Mining, Land and Water	http://dnr.alaska.gov/mlw
Division of Agriculture	http://dnr.alaska.gov/ag/
Alaska State Land Offerings	http://dnr.alaska.gov/mlw/landsale
Division of Mining, Land and Water Factsheets	http://dnr.alaska.gov/mlw/factsht/
RS 2477	http://dnr.alaska.gov/mlw/trails/rs2477
Office of History and Archaeology	http://dnr.alaska.gov/parks/oha/
Water Resources Program	http://dnr.alaska.gov/mlw/water
Division of Forestry	http://dnr.alaska.gov/forestry
Land Records Information (DNR and BLM)	http://landrecords.info
Department of Fish and Game	http://adfg.alaska.gov
Department of Transportation and Public Facilities	http://dot.alaska.gov
Department of Environmental Conservation	http://dec.alaska.gov
Alaska Railroad Corporation	http://alaskarailroad.com
Department of Commerce, Community and Economic Development	http://www.commerce.state.ak.us/
US Government	http://firstgov.gov
Bureau of Land Management Alaska	http://ak.blm.gov
U.S. Fish and Wildlife Service	http://fws.gov
U.S. Army Corps of Engineers	http://usace.army.mil
Firewise	http://firewise.org
Natural Resources Conservation Service - Alaska	http://www.ak.nrcs.usda.gov/
Joint Pipeline Office – Questions about gas pipeline	http://www.jpo.doi.gov/
Alaska Association of Conservation Districts (Soil & Water)	http://www.alaskaconservationdistricts.org/districts/distictMap.htm

PARCEL INFORMATION

State of Alaska, Department of Natural Resources
Division of Agriculture/Division of Mining, Land and Water

Parcel # & ADL #	Minimum Bid	Total Acres	Cropland Acres	Clearing Requirement (Acres)	Easements & Reservations
Parcel # 1 ADL 415470	$8,300	22	14	3.5	B, C, D, F, I
Parcel # 2 ADL 415462	$13,700	40	20	5	A, B, C, D, F, I
Parcel # 3 ADL 407098	$63,300	301	200	50	A, B, C, D, E, F, G, H
Parcel # 4 ADL 418836	$24,500	40	10	2.5	A, B, C, D, F, K
Parcel # 5 ADL 407096	$41,400	100	40	10	A, B, C, D, F, I, J
Parcel # 6 ADL 417070	$9,200	40	30	7.5	A, B, C, D, F, I
Parcel # 7 ADL 417994	$16,900	141	10	2.5	A, B, C, D, F, I

Easement & Reservation Codes

A. Subject to a 50-foot section line easement.

B. Subject to a perpetual covenant under AS 38.05.321(a)(1) that restricts or limits the use of the land for agricultural purposes.

C. Subject to a perpetual covenant under AS 38.05.321(a) (2) establishing restrictions on further subdivision of these parcels.

D. Subject to all platted and other valid existing rights and reservations existing at the time of the sale.

E. Subject to a 30-foot public access and utility easement along all parcel boundaries where a section line easement is not present.

F. Subject to the requirements listed under the "General Information" section of this brochure

G. Subject to 40-foot multiple use trail easement.

H. Subject to an additional 30-foot utility easement where section line easement is present

I. Subject to 50-foot wide public access & utility easement along all parcel boundaries where a section line or trail easement is not present.

J. Subject to a 60-foot public access easement centered along existing Country Road.

K. Northern edge of parcel is subject to a 65-foot public access and utility easement. Eastern edge is subject to a 50-foot public access and utility easement.

SOILS INFORMATION

The soils information contained in this brochure was derived from the Natural Resources Conservation Services' web soil survey site (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx). The relevant spatial soil data was brought into a GIS program and combined with parcel data. Once the soil composition of the parcel was determined using the web soil survey data the map unit information (soil descriptions) were taken directly from the map unit report.

All the soil descriptions contain a nonirrigated land capability classification rating that consistence of a numerical class and letter subclass, e.g. 3w. Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

These classifications are given as very general guidelines of the potential limiting factors relating to a parcels cropland potential. They are not definitive and potential bidders should inspect any parcel for its suitability for their planned agricultural use.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management.

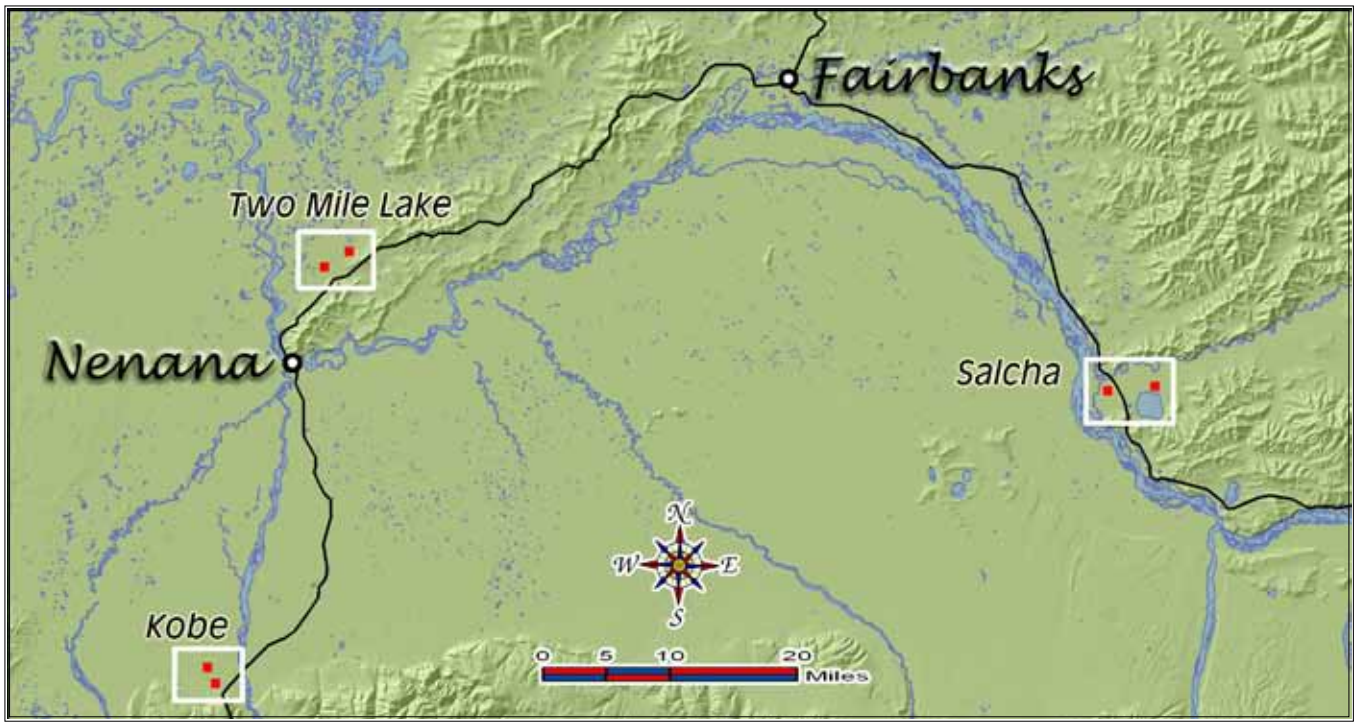
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Capability subclasses are soil groups within one capability class. They are designated by adding a small letter, "e," "w," "s," or "c," to the class numeral, for example, 2e. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

Contact NRCS or the local Soil and Water Conservation District for more information about the soils for a particular area or parcel.

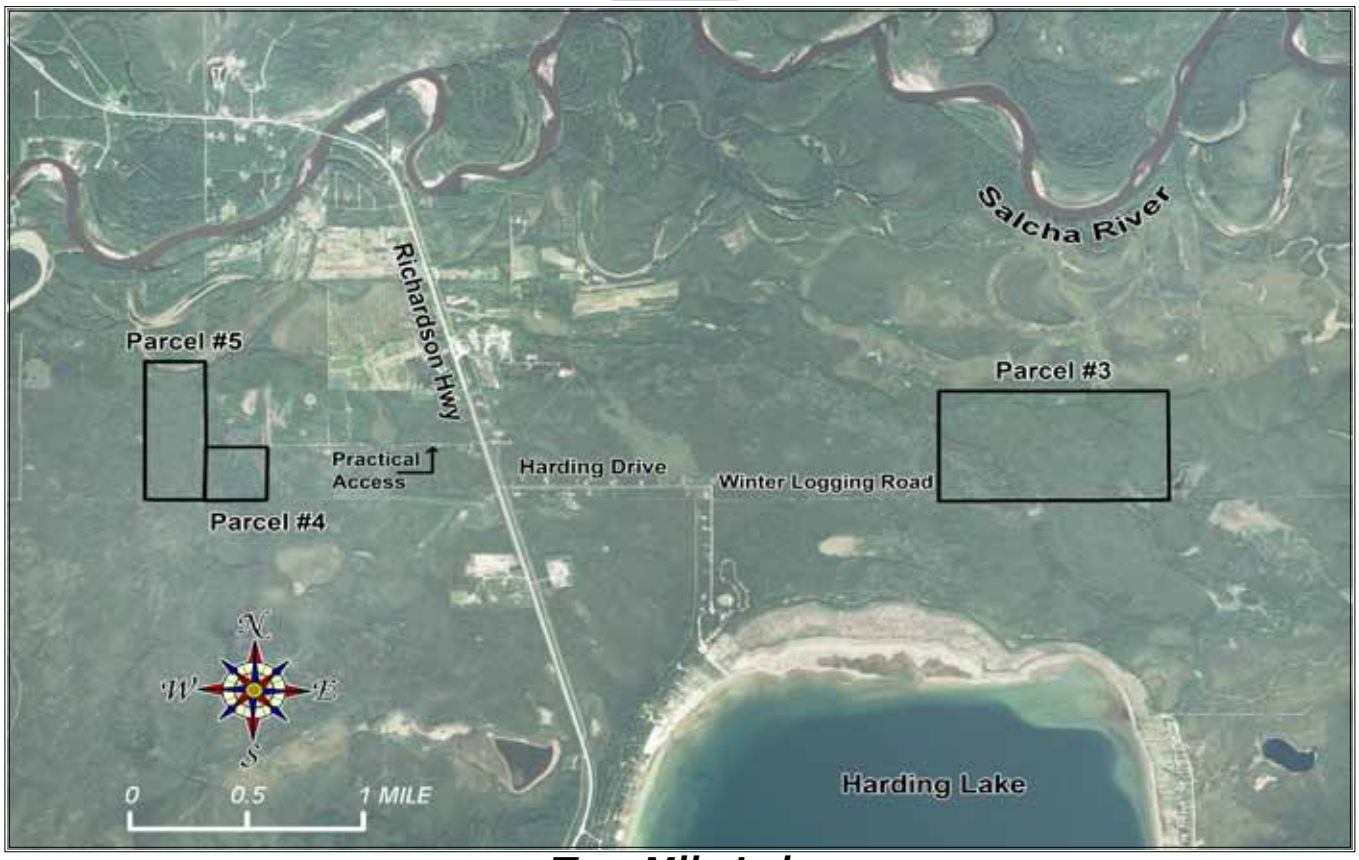
AREA MAPS



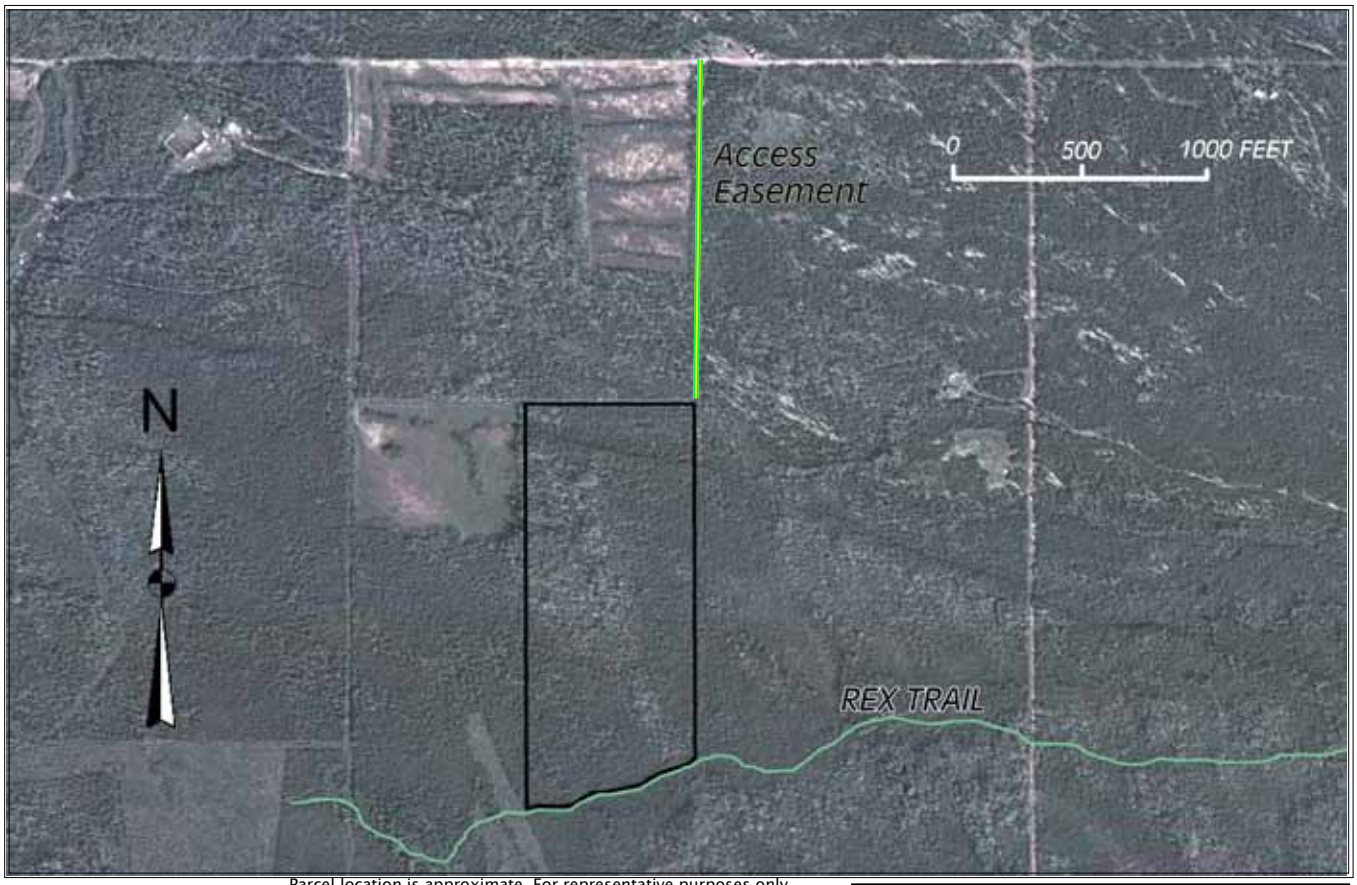
Kobe

AREA MAPS CONTINUED

Salcha



Two Mile Lake



Parcel location is approximate. For representative purposes only

Legal Description:

Tract "C" of ASLS 91-179 containing 21.75 acres according to the plat recorded in the Nenana Recording District on 11/18/93 as Plat 93-44

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

Acquired under Statehood entitlement: General Purpose Grant – Statehood entitlement under Sec 6(b) of the Act of July 7, 1958, 72 Stat.339 as amended. The State received Tentative Approval for the land and mineral estate on 3/9/64. The case file is GS-690.

Clearing Requirement: 3.5 acres

Improvements: None

Parcel # 1
ADL 415470
22 acres

Minimum Bid: $8,300

Clearing requirement: 3.5 Acres

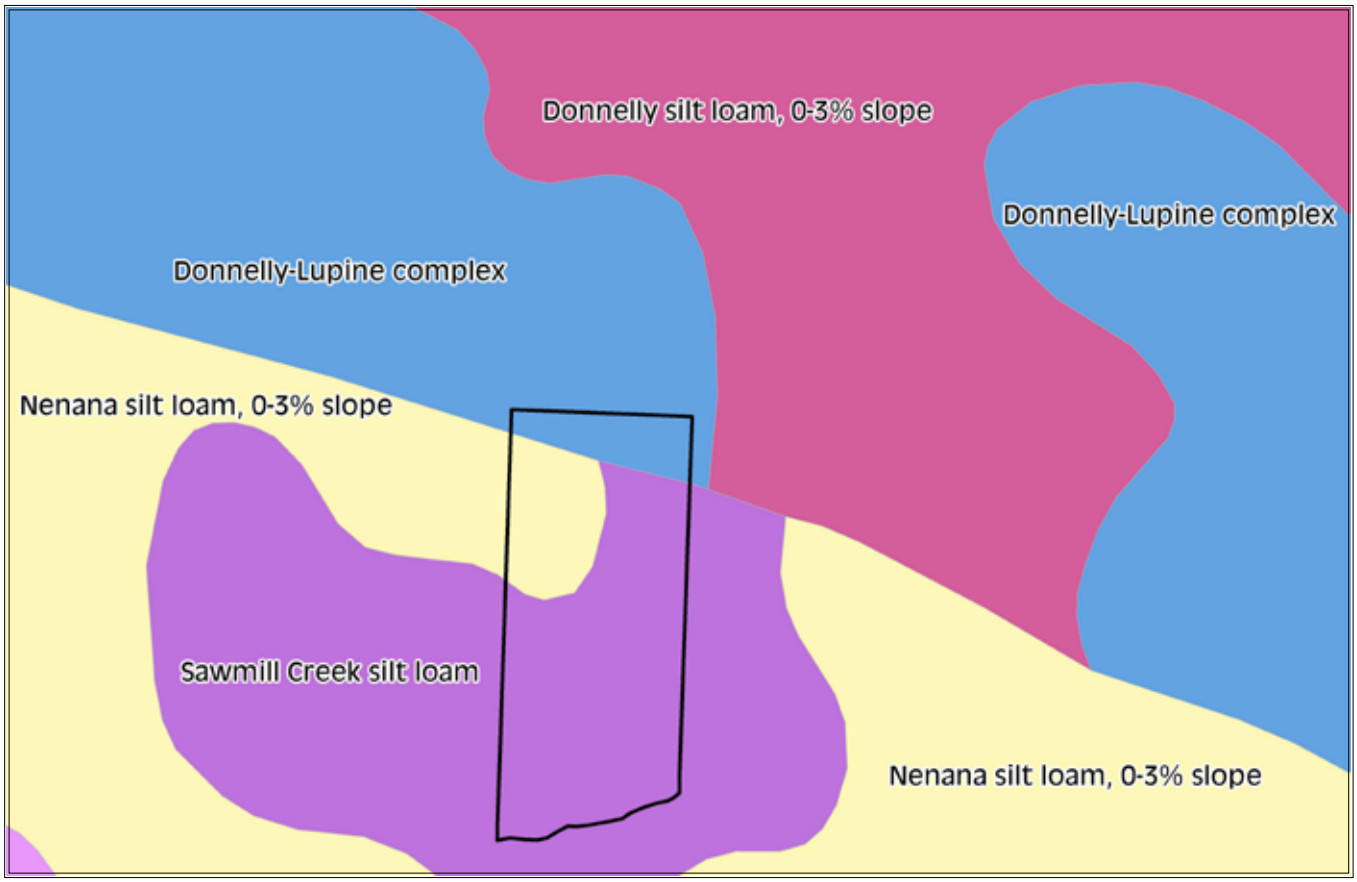
T08S, R09W, Sec.17, F.M

Access: Parks Highway to approximately Milepost 275 (0.6 miles past the Coghill Bridge). Turn west on the dirt road and drive for 1.9 miles to a point where a section line crosses the road. There will be a dirt road on the right and an undeveloped trail to the left. Access is either from the Rex Trail easement, as indicated on ASLS 91-179, 0.5 miles north of the intersection or from the road north of the parcel. There is a public access easement along the east side of the parcel above Parcel #1. Please note that you currently cannot drive to the parcel using these access route. The Rex Trail easement and the public access easement along the east side of the parcel above Parcel #1 may be developed to the point that they are capable of handling vehicular traffic. Please contact DNR Northern Region (907 451-2705) before attempting any development of these easements.

Municipality: This parcel is located in the Denali Borough and is subject to local ordinances.

Present use: Surrounded by private land, very little public use of this parcel.

Notes: Currently there is no drivable access directly to the parcel. The two easements to the parcel, Rex Trail and 50' public access and utility easement along the eastern edge of the parcel above Parcel #1, are suitable for walking or possibly an ATV. These easements may be developed to handle vehicle traffic but you must contact DNR - Northern Region (907 451-2705) prior to any development activities within these easements. Please take this access limitation into account when determining if this parcel might meet your needs. There is no power to the property. There is power on Doyon Avenue but it stops before reaching the parcel.



SOILS INFORMATION *See page 21 for more information about the soil data*

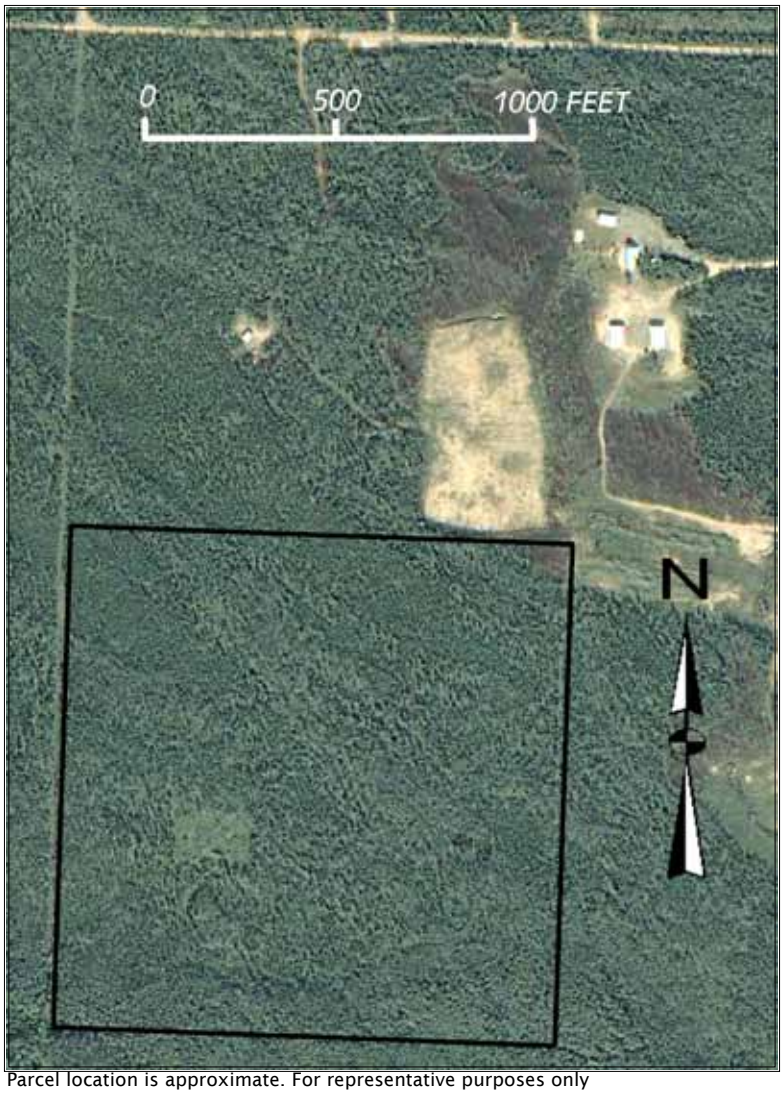
Sawmill Creek silt loam. 68% of parcel. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of loess over outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 85 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Nenana silt loam. 18% of parcel. Slopes are 0 to 3 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 82 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Donnelly - Lupine complex. 14% of parcel.

Donnelly - Slopes are 0 to 2 percent. This component is on fans. The parent material consists of loess over sandy and gravelly alluvium and/or sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded.There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Lupine - Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during March, April. Organic matter content in the surface horizon is about 80 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.



Parcel location is approximate. For representative purposes only

Parcel # 2

ADL 415462
40 acres

Minimum Bid: $13,700

Clearing requirement: 5 Acres

T08S, R09W, Sec.21, F.M.

Legal Description:

Tract L of ASLS 91-179, Containing 40.02 Acres, more or less, according to the survey Plat Recorded in the Nenana Recording District on November 18, 1993 as Plat 93-44.

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

Acquired under Statehood entitlement: General Purpose Grant – Statehood entitlement under the Act of July 7, 1958, 72 Stat.339 as amended. The State received Tentative Approval for the land and mineral estate on 4/1/80. The case file is GS-690.

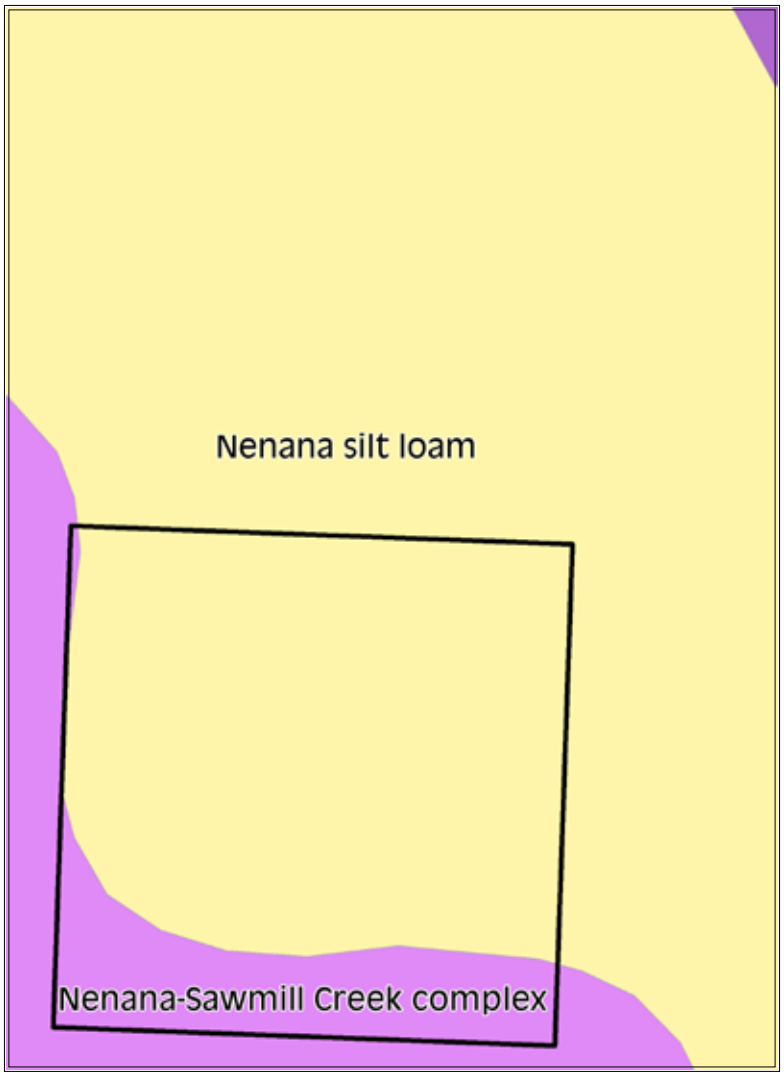
Clearing Requirement: 5 acres

Improvements: None

Municipality: This parcel is located in the Denali Borough and is subject to local ordinances.

Access: Parks Highway to approximately Milepost 275 (0.6 miles past the Coghill/Rex Bridge). Turn on to Doyon Avenue, a partially developed lane running west, for 1.9 miles to a point where a section line easement crosses the road. There will be a dirt road on the right and an undeveloped trail to the left. The parcel is a quarter mile down this undeveloped trail. The trail can be driven at certain times of the year but is impassable at other times. Be prepared to use an ATV or walk the last 1/4 mile to the parcel.
Please inspect this access prior to the auction to ensure it will meet your needs.

Notes: There is no power to the property. There is power on Doyon Avenue but it stops before reaching the parcel.

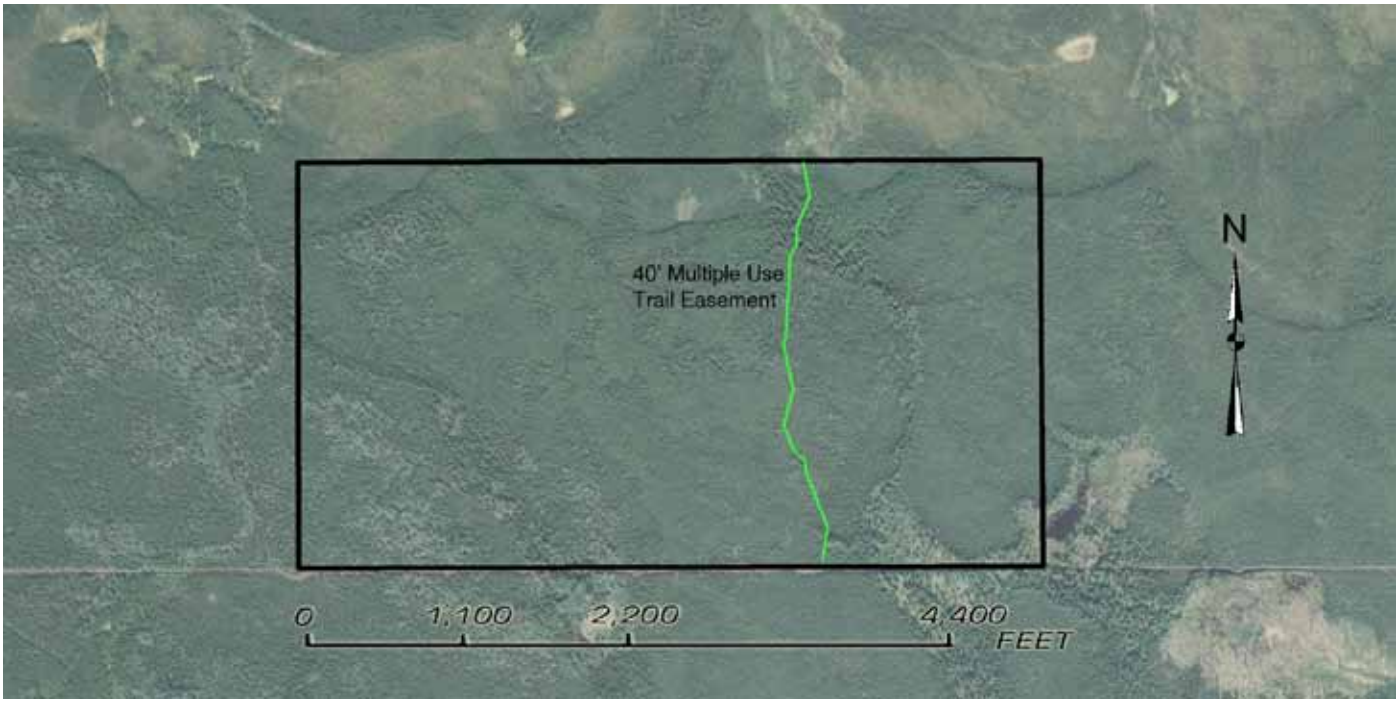


SOILS INFORMATION

See page 21 for more inforamtion about soil data.

Nenana-Sawmill Creek complex. 20% of parcel. Slopes are 0 to 3 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 82 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Nenana silt loam. 80% of parcel. Slopes are 0 to 3 percent. Slopes are 0 to 3 percent. This component is on alluvial fans. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 82 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.



Parcel location is approximate. For representative purposes only

Legal Description:
S1/2 Section 30, Township 5 South, Range 5 East; Fairbanks Meridian containing 301.08 acres as depicted on ASLS No. 2001-12, plat no. 2006-128 files in the Fairbanks Recording District on 8/04/2006

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

Acquired under Statehood entitlement: General Purpose Grant – Statehood entitlement under Sec 6(b) of the Act of July 7, 1958,
72 Stat.339 as amended. The State received Tentative Approval for the land and mineral estate on 3/9/64. The case file is GS-1147.

Parcel # 3
ADL 407098
301 acres

Minimum Bid: $63,300

Clearing requirement: 50 Acres

T05S, R05E, Sec.30, F.M.

Clearing Requirement: 50 Acres

Improvements: None

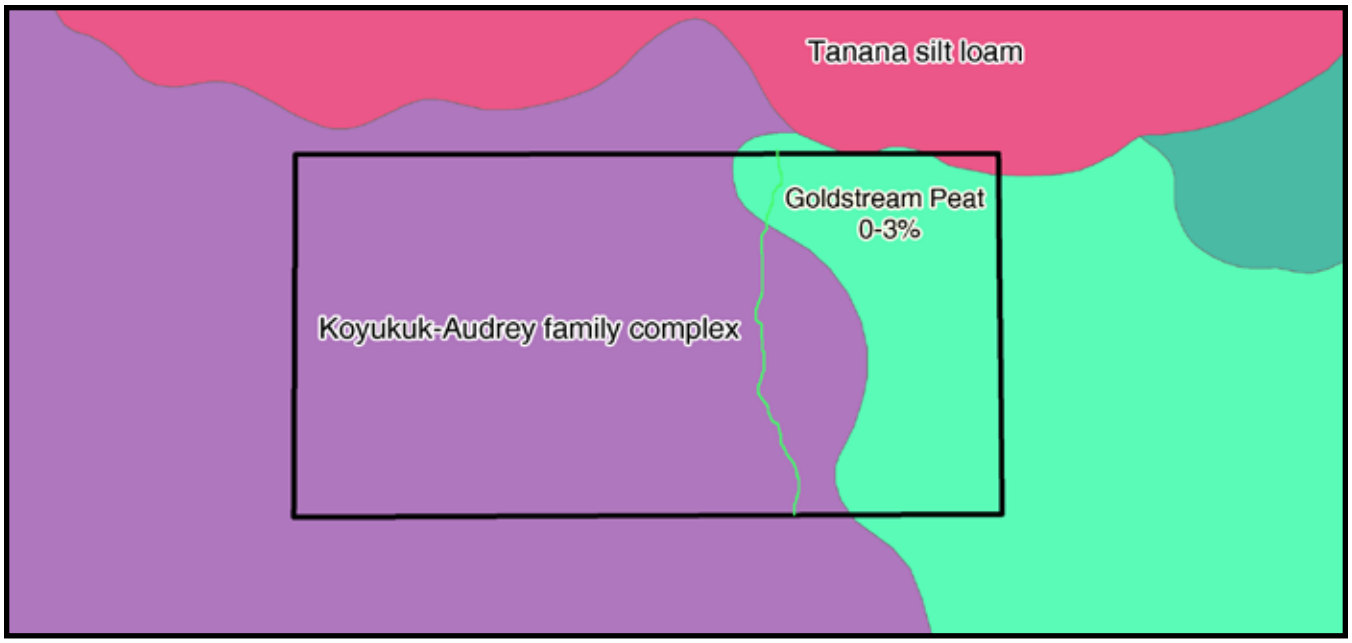
Access : Richardson Highway. 2+miles south of Salcha River bridge to Harding Road. Harding Road east to the undeveloped section line trail just past the turn. This undeveloped trail is used to access timber just past the parcel. The parcel is one mile down this trail. This access route can become very muddy and not suitable for road vehicles during times of the year. Please inspect the access before bidding.

Minicipality: This parcel in located within the Fairbanks North Star Borough and is subject to local ordinances and taxign authority.

Present use: Public recreation and wildlife habitat

Notes: There is a 40-foot wide multiple use trail easement running through this parcel. This easement may not be blocked and must remain open for the public's use.

The U.S. Army Corps of Engineers, Alaska District (CoE) originally stated the entire parcel was wetlands (see ASLS 2001-12 Note #12). The Division of Agriculture sought a new Jurisdictional Determination (JD) from the CoE in January 2010. In response to this request the Division of Agriculture received a JD on February 4, 2010 from the U.S. Army Engineer District, Alaska stating that the parcel contains ~15 acres of wetland, mostly in the southeast corner and northern edge. A permit may be required from the U.S. Army Corps of Engineers, Alaska District before any work can be started on wetlands. Please contact the U.S. AK. CoE for more information.



SOILS INFORMATION

See page 21 for more information about the soil data

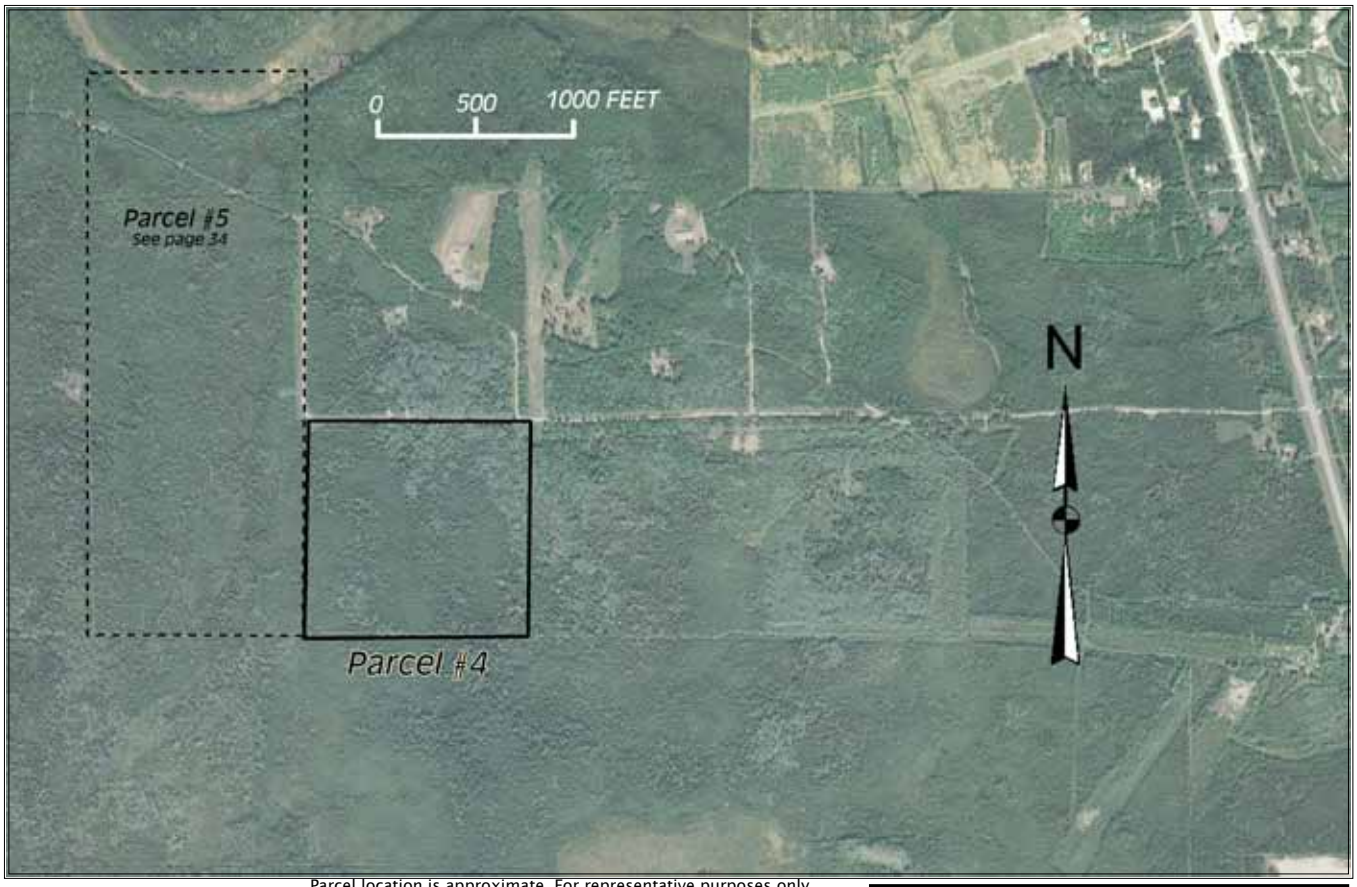
Koyukuk-Audrey family complex 74% of parcel

Koyukuk family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 2c[1]. This soil does not meet hydric criteria.

Audrey family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Goldstream peat, 0-3% (25% of parcel) - Slopes are 0 to 3 percent. This component is on valley floors. The parent material consists of organic material over loess. Depth to a root restrictive layer, permafrost, is 14 to 24 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 6w[2]. This soil meets hydric criteria.

Tanana silt loam (less than 1% of parcel) - Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of alluvium. Depth to a root restrictive layer, permafrost, is 16 to 47 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is rarely flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during April, May. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 5w[3]. This soil meets hydric criteria.



Parcel location is approximate. For representative purposes only

Legal Description:
SW1/4SW1/4 of Section 27, Township 8 South, Range 9 West; Fairbanks Meridian

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

The State Received Patent for the land and mineral estate on 12/3/63. The Patent Number is 1234301. The applicable state case file is MH-100. The land was re-designated general grant land pursuant to Chapter 5, FSSLA 1994, Dated June 23, 1994.

Parcel # 4
ADL 418836

40 acres

Minimum Bid: $24,500

Clearing requirement: 2.5 Acres

T05S, R04E, Sec.27, F.M.

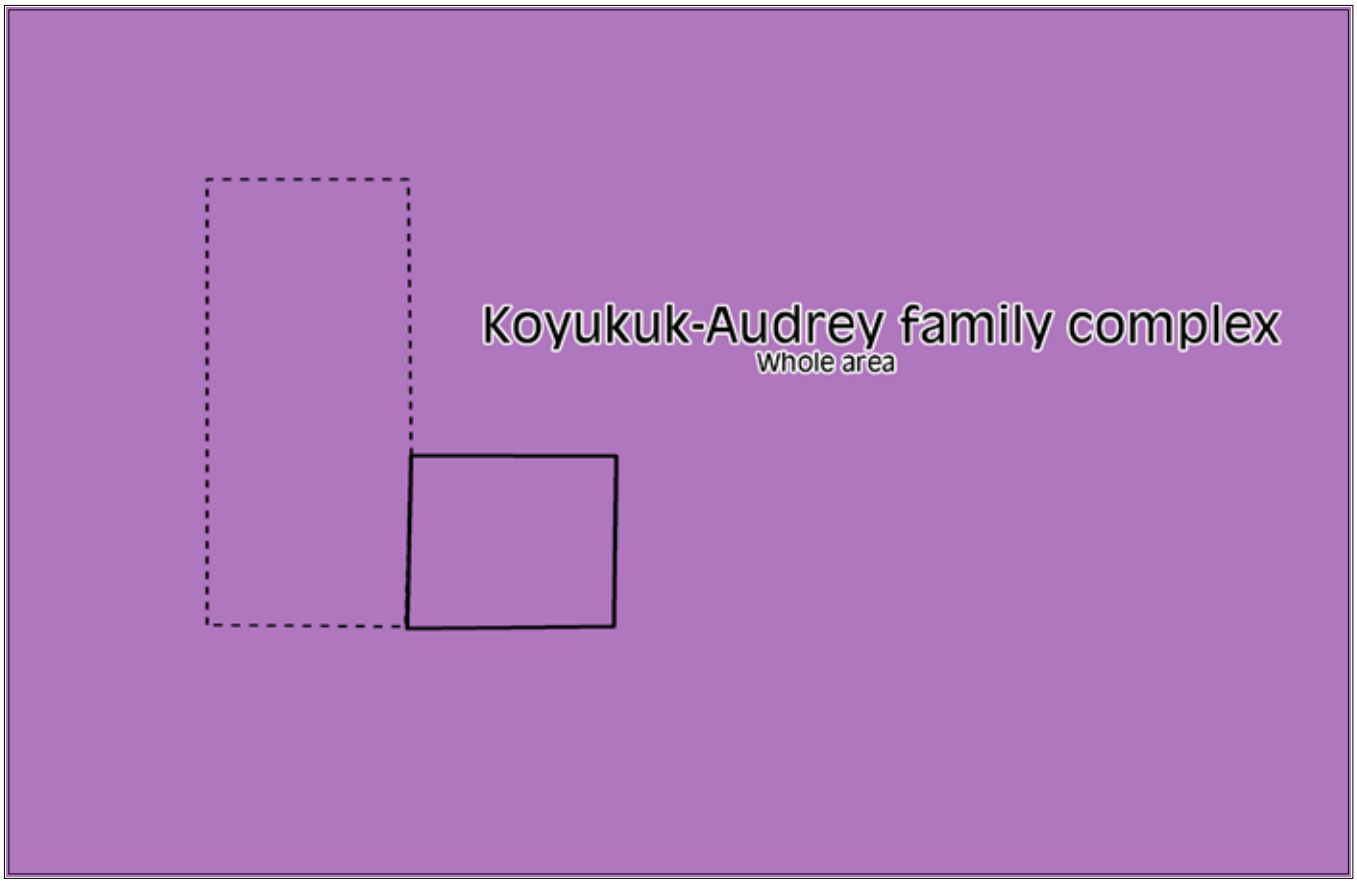
Clearing Requirement: 2.5 Acres

Improvements: None

Access : Richardson Highway. 2+miles south of Salcha River bridge then west on undeveloped section lines easements between sections 16/35 and 27/34. Practical access can be had by using "Country Road", which is 2+ miles south of the Salcha River bridge on the west side of the highway just before reaching Harding Road. This develped road is not a legally platted road.

Minicipality: This parcel in located within the Fairbanks North Star Borough and is subject to local ordinances and taxing authority.

Present use: Public recreation and wildlife habitat



SOILS INFORMATION

See page 21 for more information about the soil data

Koyukuk - Audrey family complex. 100% of parcel.

Koyukuk family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 2c. This soil does not meet hydric criteria.

Audrey family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Parcel location is approximate. For representative purposes only

Legal Description:
S1/2SE1/4NE1/4, E1/2SE1/4 of Section 28, Township 8 South, Range 9 West; Fairbnaks Meridian

Parcel # 5
ADL 407096
100 acres
Minimum Bid: $41,400
Clearing requirement: 10 Acres
T05S, R04E, Sec.28, F.M.

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321

The State Received Patent for the land and mineral estate on 12/3/63. The Patent Number is 1234301. The applicable state case file is MH-100. The land was re-designated general grant land pursuant to Chapter 5, FSSLA 1994, Dated June 23, 1994.

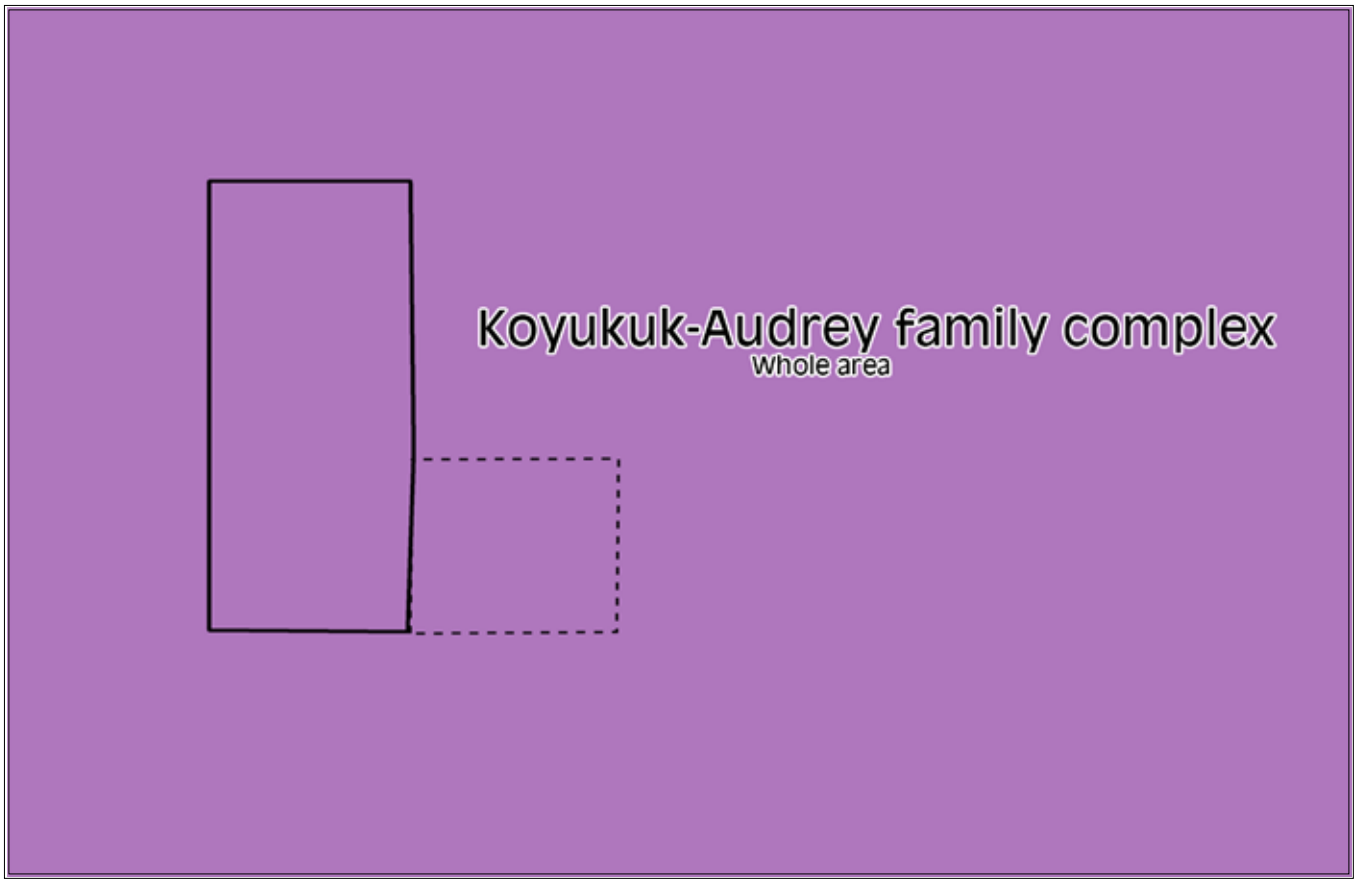
Clearing Requirement: 10 Acres

Improvements: None

Access : Richardson Highway. 2+miles south of Salcha River bridge then west on undeveloped section lines easements between sections 16/35 and 27/34. Practical access can be had by using "Country Road", which is 2+ miles south of the Salcha River bridge on the west side of the highway just before reaching Harding Road. This develped road is not a legally platted road.

Minicipality: This parcel in located within the Fairbanks North Star Borough and is subject to local ordinances and taxing authority.

Present use: Public recreation and wildlife habitat

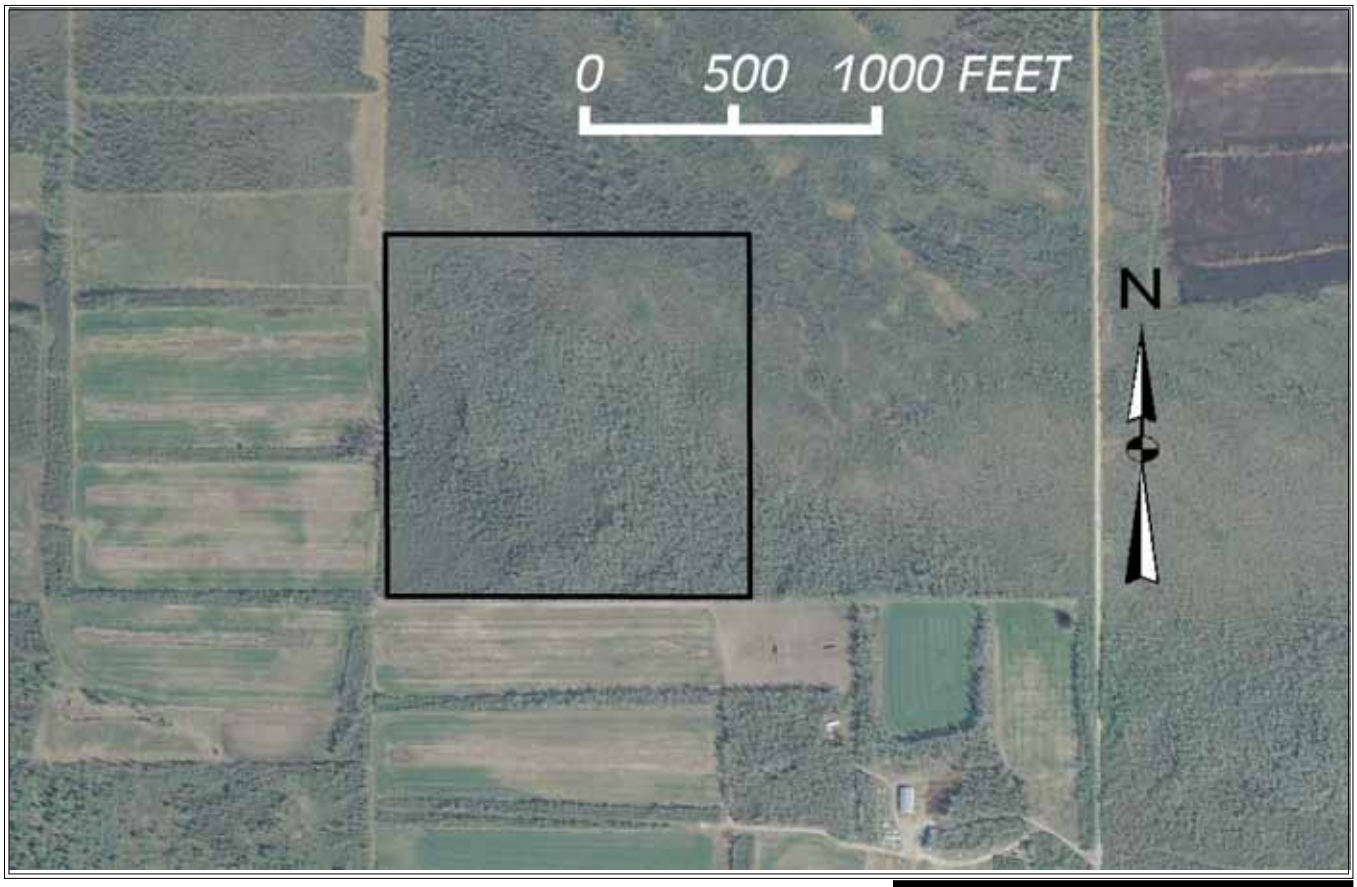


SOILS INFORMATION *See page 21 for more information about the soil data*

Koyukuk - Audrey family complex. 100% of parcel.

Koyukuk family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 2c. This soil does not meet hydric criteria.

Audrey family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.



Legal Description: Parcel location is approximate. For representative purposes only

SW1/4NE1/4 surveyed section 8, Township 3 South, Range 7 West,FM, containing 40.0 acres, more or less

Parcel # 6
ADL 417070
40 acres
Minimum Bid: $9,200
Clearing requirement: 8 Acres
T03S, R07W, Sec. 8, F.M.

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

The State Received Patent for the land and mineral estate on 2/28/83. The Patent Number is 50-83-0077. The applicable state case file is MH-100.

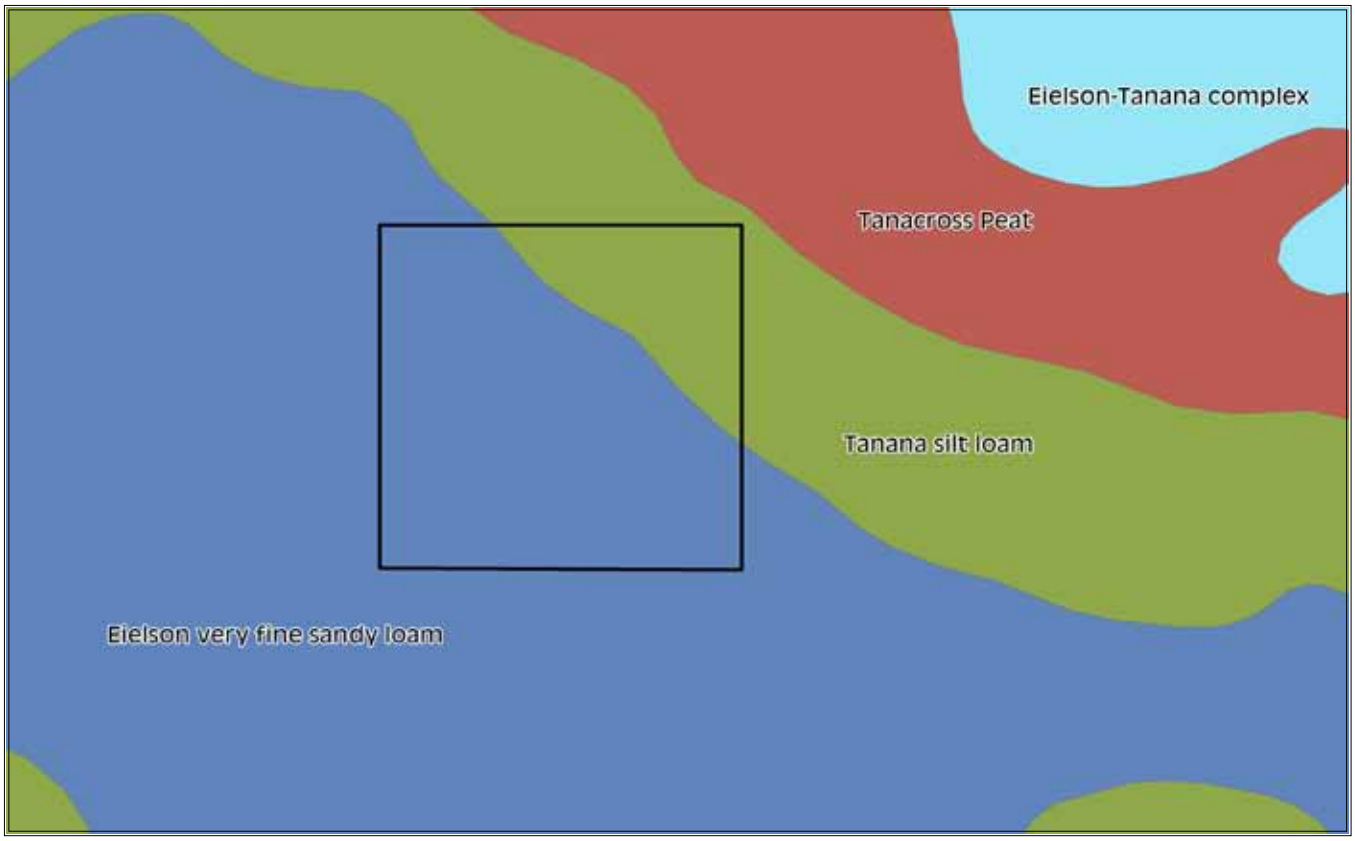
Clearing Requirement: 8 Acres

Improvements None

Access : Take the road at 314.4 mile Parks Highway west 1.3 miles to where a 60'undeveloped public access easement (ADL 417136) intersects the road. Parcel is 1320' west of road.

Municipality: This parcel in not within an organized borough. It is subject to the State of Alaska platting authority

Notes: Access to this parcel is along an undeveloped easement. The easement is north of the existing agriculture fields. Access along the easement can be developed after contacting the DNR - Northern Region office at (907) 451-2715.



SOILS INFORMATION *See page 21 for more information about the soil data*

Eielson very fine sandy loam. 79% of parcel. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is
moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is rarely flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

Tanana silt loam. 21% of parcel. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of alluvium and/or loess over alluvium. Depth to a root restrictive layer, permafrost, is 16 to 47 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is rarely flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

Parcel location is approximate. For representative purposes only

Legal Description:

Tract F1 as indicated on Alaska State Land Survey No. 2010-06 recorded as Plat 2010-4 in the Nenana Recording Distrist on April 22, 2010, containing 140.09 acres, more or less.

Parcel # 7
ADL 417994

141 acres
Minimum Bid: $16,900

Clearing requirement: 2.5Acres

T03S, R07W, Sec 3 F.M.

Title Quality: State Patent (Fee Title subject to Agricultural Covenants) per AS 38.05.321.

The State Received Patent for the land and mineral estate under this entitlement on 7/6/61. The Patent Number is 1221053. The applicable state case file is GS 19.

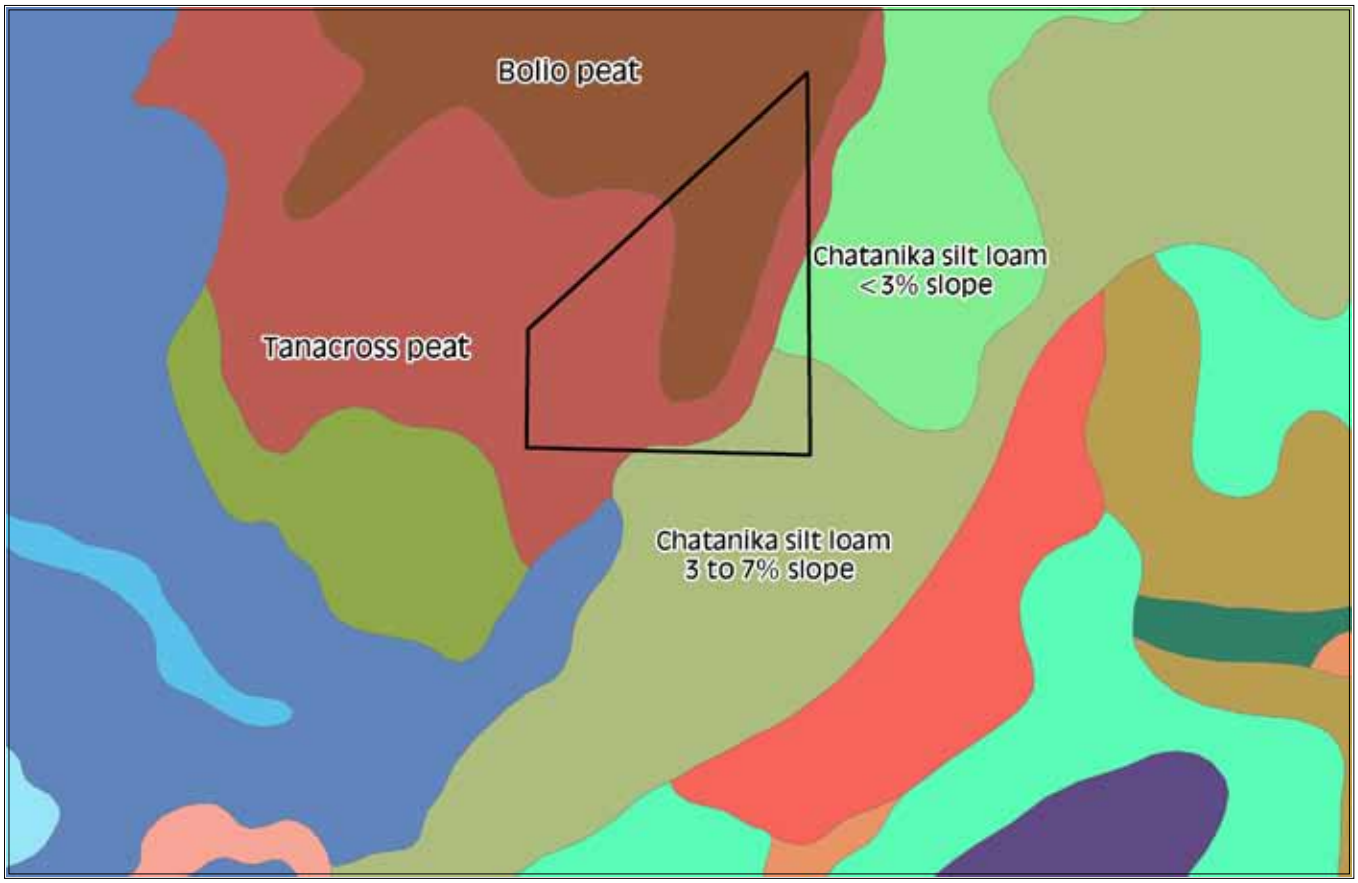
Clearing Requirement: 2.5 Acres

Improvements: None

Access : Take the road at 315.1 mile Parks Highway northeast approximately 0.8 miles to where section line easement intersects the road. Parcel is approximately 1000 feet north of road. The section line easement is undeveloped.

Municipality: This parcel in not within an organized borough. It is subject to the State of Alaska platting authority

Notes: Access road off the Parks comes very close to an existing homesite, which often has children playing near the road. Please drive slowly through this area. The section line from this road to the parcel is not developed at this time. If buyer wishes to develop access along this section line easement they will have to contact the DNR northern region office at 907-451-2705.
This parcel likely contains wetlands and a permit for the U.S. Army Corp. of Engineers will be required to dredge or fill any wetlands. Please contact the Corp of Engineers with any questions about about wetlands or permit requirements.



SOILS INFORMATION

See page 21 for more information about the soil data

Tanacross peat. 47% of parcel. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of organic material over alluvium. Depth to a root restrictive layer, permafrost, is 10 to 28 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is rarely flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Bolio peat. 39% of parcel. Slopes are 0 to 1 percent. This component is on flood plains. The parentmaterial consists of herbaceous organic material. Depth to a root restrictive layer, permafrost, is 6 to 39 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Chatanika silt loam, 0 to 3 percent slopes. 6% of parcel. Slopes are 0 to 3 percent. This component is on hills. The parent material consists of colluvium and/or loess. Depth to a root restrictive layer, permafrost, is 12 to 39 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.

Chatanika silt loam, 3 to 7 percent slopes. 8% of parcel. Slopes are 3 to 7 percent. This component is on hills. The parent material consists of colluvium and/or loess. Depth to a root restrictive layer, permafrost, is 12 to 39 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, October, November, December. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 6w. This soil meets hydric criteria.